



TOWN OF SELBYVILLE



COMPREHENSIVE LAND USE PLAN

ADOPTED AUGUST 3, 2020



This page left black intentionally for printing purposes

TABLE OF CONTENTS

Acknowledgements

Chapter 1 | Introduction

- Authority to Plan
- Comprehensive Plan History
- Plan Coordination
- Vision & Goals

Chapter 2 | Community Character

- Location & History
- Physical Conditions & Climate
- Community Design
- Healthy Communities
- Complete Communities

Chapter 3 | Town & Community Services

- Town Government
- Public Safety & Health
- Library
- Education
- Solid Waste & Recycling Collection
- Places of Worship
- Postal Service
- Social Services
- Community Organizations

Chapter 4 | Community Profile

- Population
- Population Projections
- Race & Ethnicity
- Age
- Education
- Income & Poverty

Chapter 5 | Housing

- Profile
- Occupancy
- Household Size
- Housing Age
- Affordability & Challenges
- Goals & Recommendations

Chapter 6 | Economic Development

- Employment
- Economic Base & Labor Market
- Income & Poverty
- Economic Development
- Goals & Recommendations

Chapter 7 | Transportation

- Road Network
- Corridor Capacity Preservation Program

- Pedestrian & Bicycle Circulation
- Public Transportation
- Freight
- Railroad Facilities
- Air Travel
- Evacuation Route
- Transportation Studies & Projects
- Goals & Recommendations

Chapter 8 | Utilities

- Water
- Wastewater
- Sourcewater Protection
- Miscellaneous Services
- Goals & Recommendations

Chapter 9 | Environmental Protection

- Floodplain
- Wetlands
- Stormwater Management
- Total Maximum Daily Loads
- Air Quality
- Climate Change
- Goals & Recommendations

Chapter 10 | Open Space & Recreation

- Open Space & Recreation
- Agricultural Preservation
- Goals & Recommendations

Chapter 11 | Historic & Cultural Resources

- Historic Resources
- Cultural Resources
- Goals & Recommendations

Chapter 12 | Land Use

- 2015 Strategies for State Spending
- Sussex County Comprehensive Plan
- Annexations
- Existing Land Use
- Future Land Use
- Zoning
- Goals & Recommendations

Chapter 13 | Implementation

- Intergovernmental Coordination
- Goals
- Action Plan

Appendix

- Supportive and Approval Documents

Maps

ACKNOWLEDGEMENTS

The Comprehensive Plan was created over a two-year period and involved the dedication of many people. Everyone listed served in some capacity, over time, to help create the document during input, drafting, or final approval stage of the Plan.

SELBYVILLE ELECTED OFFICIALS

Mr. Clifton C. Murray, Mayor
Mr. Richard Duncan, Sr.
Mr. Jay C. Murray
Mr. G. Frank Smith III
Mr. Clarence W. Tingle, Jr.



PLANNING & ZONING COMMISSION

Jay C. Murray, Chairman
Mike Doyle
Richard A. Duncan
Kenneth Madara
Mike West

TOWN STAFF

Stacey L. Long, Town Administrator
Debbie L. McCabe, Secretary/Treasurer
Virginia Pepper, Permitting
Sandy Givans, Assistant Secretary/Treasurer
W. Scott Collins, Chief of Police
Ron Foskey, Water Department Operator
Bettina Stern, Wastewater Plant Manager

SUSSEX COUNTY

Michael H. Vincent, District 1, Council President
George B. Cole, District 4, Council Vice President
Samuel R. Wilson, District 2 Council Member
Irwin G. Burton III, District 3 Council Member
Robert B. Arlett, District 5 Council Member
Todd F. Lawson, County Administrator
Janelle Cornwell, County Planning Director

STATE OF DELAWARE

John Carney, Governor
Bethany Hall-Long, Lieutenant Governor
Gerald W. Hocker, Senator, District 20
Richard G. Collins, Representative, District 41
Constance Holland, AICP, State Planning Director
Dorothy Morris, AICP, Circuit-Rider State Planning

CONSULTANTS

Debbie Pfeil, Associate / Planning Manager
Christina Stevenson, Project Scientist
Shannon Emrich, Engineer In Training
Christine Hinton, Project Assistant 3



Mary Schrider-Fox, Esq.

Steen, Wachler & Schrider



CHAPTER 1

INTRODUCTION

AUTHORITY TO PLAN

Title 22, Section 702(a) of the *Delaware Code* assigns responsibility for comprehensive plan preparation to municipal planning commissions in order to “encourage the most appropriate uses of the physical and fiscal resources of the municipality and the coordination of municipal growth, development and infrastructure investment actions with those of other municipalities, counties and the State through a process of municipal comprehensive planning.” Section 702(b) provides that:

“The comprehensive plan for municipalities of greater than 2,000 population shall also contain as appropriate to the size and character of the jurisdiction, a description of the physical, demographic and economic conditions of the jurisdiction; as well as policies, statements, goals and planning components for public and private uses of land, transportation, economic development, affordable housing, community facilities, open spaces and recreation, protection of sensitive areas, community design, adequate water and wastewater systems, protection of historic and cultural resources, annexation and such other elements which in accordance with present and future needs, in the judgment of the municipality, best promotes the health, safety, prosperity and general public welfare of the jurisdiction’s residents.”

Once adopted, comprehensive plans must be reviewed every five years as set forth in Section 702(e):

“At least every 5 years a municipality shall review its adopted comprehensive plan to determine if its provisions are still relevant given changing conditions in the municipality or in the surrounding areas. The adopted comprehensive plan shall be revised, updated and amended as necessary, and readopted at least every 10 years; provided, however, the municipality may request an extension of such date by forwarding an official request to the Cabinet Committee at least 90 days prior to the deadline.”

In addition, Section 702(g) requires that annual reports on plan progress be filed with the Office of State Planning Coordination (OSPC):

“...describing implementation of their comprehensive plan and identifying development issues, trends or conditions since the plan was last adopted or amended. The report shall be due annually no later than on each anniversary of the effective date of the most recently adopted comprehensive plan or plan update until January 1, 2012, and annually no later than July 1 each year thereafter starting on July 1, 2012.”

COMPREHENSIVE PLAN HISTORY

In 1993, Selbyville appointed a Planning and Zoning Committee and charged the committee with establishing a land use plan and modernizing the Town’s zoning ordinances by polling citizens using a multi-page questionnaire. The questionnaire’s summary indicated citizens were interested in:

- | | |
|------------------------------|--|
| -Long term planning | -Regulated growth |
| -Improved zoning | -Better sidewalks |
| -Better medical facilities | -Additional entertainment |
| -A balanced blend of housing | -Improved highways, streets, and roads |
| -Facilities for the elderly | |

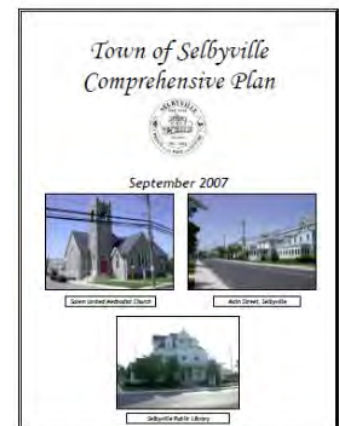
Using the questionnaire as a guide, the Planning and Zoning Committee assessed existing land uses in the Town. The Committee found an almost equal split between business and residential uses. There were some indications of “spot zoning,” the application of zoning to a specific parcel or parcels of land within a larger zoned area when the zoning is at odds with the town’s comprehensive plan and current zoning restrictions. The most significant finding was that very little land was left for growth.

With the help of Land Tech, Inc., a land use consultant from Ocean View, the Planning and Zoning Committee developed a Land Use Plan. The suggested plan was submitted to the public. After extensive public comment, the land use plan was finalized and adopted by the Mayor and Council on April 17, 1993.

To support the Land Use Plan, which increased the number of zoning districts from two to nine, the Planning and Zoning Committee reviewed the Town’s existing zoning ordinances. Written in 1972, these ordinances required modernization and extensive revision. Proposed zoning changes to support the Land Use Plan were reviewed by the public during a series of public hearings. After revision, the ordinance was passed by the Mayor and Council on July 1, 1996.

Selbyville’s 2007 Plan was prepared by Davis, Bowen & Friedel, Inc., in coordination with the Town of Selbyville’s elected officials, Selbyville Planning & Zoning Commission, and Staff. This update was completed to reflect changes found in the 2000 U.S. Census and to update information that was considered either new or obsolete since the 1996 Plan. The objective of the 2007 plan was to be consistent with the recommendations of the *Strategies for State Policies and Spending* and *Livable Delaware* initiatives. The plan was adopted by the Town Council on September 5, 2007.

Since 2007, the Town has a number of amendments to its Comprehensive Plan as well as a number of site plan and rezoning requests that have been reviewed by the Office of State Planning Coordination’s Preliminary Land Use Service (PLUS):



- Comp Plan Amendment change to Map 5 & 8 PLUS Review March 28, 2007 (#2007-03-03)
- Comp Plan Amendment State Comments dated April 23, 2007 (#2007-03-03)
- Rezone & Site Plan for Selbyville Towne Village PLUS Review April 25, 2007 (#2007-04-04)
- Selbyville Towne Village State Comments dated May 15, 2007 (#2007-04-04)
- Site Plan for Warrington Property PLUS Review May 23, 2007 (#2007-05-04)
- Site Plan for Warrington Property State Comments dated June 8, 2007 (#2007-05-04)
- Selbyville Comprehensive Plan Update Review April 22, 2007 (#2007-08-03)
- Town Comprehensive Plan Adoption September 5, 2007
- Selbyville Comprehensive Plan Update Comments dated October 18, 2007 (#2007-08-03)
- Selbyville LLC rezoning & consolidation to commercial dated November 23, 2011 (#2011-11-02)
- Selbyville LLC State Comments dated December 13, 2011 (#2011-11-02)
- Site Plan for Lynch Farm Property PLUS Review May 22, 2013 (#2013-05-01)
- Site Plan for Lynch Farm Property State Comments dated June 19, 2013 (#2013-05-01)
- Subdivision for The Tides Project PLUS Review June 27, 2018 (#2018-06-07)
- Subdivision for The Tides Project State Comments dated July 25, 2017 (#2018-06-07)
- Subdivision for Warrington Property PLUS Review July 25, 2018 (#2018-07-06)
- Subdivision for Warrington Property State Comments dated August 20, 2018 (#2018-07-06)
- Subdivision for Coastal Villages Project PLUS Review September 26, 2018 (#2018-09-07)

In 2017, Selbyville’s Town Council recognized the importance of long range planning, and the need for a rewrite of the Comprehensive Land Use Plan. The Town hired KCI Technologies, Inc. to rewrite the document.

The Town began the update by using the State's Pre-PLUS review process. The Preliminary Land Use Service (PLUS Process) is a program run by the Office of State Planning Coordination (OSPC). During the preliminary Pre-PLUS review, municipalities are able to submit existing comprehensive plans prior to starting their update process to receive input and guidance from relevant State agencies and PLUS partners before drafting begins.

Comprehensive plans are not meant to be static documents and should be re-evaluated as regional conditions evolve. New data have become available since the last plan was completed in 2007, including new demographic information from the 2010 U.S. Census, demographic estimates from the annual releases of the American Community Survey, the 2016 population projections from the Delaware Population Consortium, and a variety of infrastructure and other plans and upgrades that have occurred or are underway.

The comprehensive planning process involves establishing goals for the future of the Town, analyzing current and projected conditions, and defining steps that can be taken to help Selbyville reach those goals. Much time was taken to update information and data in order to summarize the existing and projected conditions that Selbyville does and will likely continue to face in terms of demographic, infrastructure, land use, environmental, and economic conditions.

This document has been designed for use by elected and appointed officials, Town government administration and staff, residents, businesses and developers, and others with an interest in the future of Selbyville.

This Comprehensive Plan will be used to:

- Establish the vision for what Selbyville can achieve and aspires to achieve;
- Consolidate and coordinate in one comprehensive document the policies that relate to the Town's physical and economic growth and development for all Town departments;
- Guide decision-making and evaluation of zoning map and text amendments and discretionary development approvals;
- Coordinate capital investment by linking capital improvements to the Comprehensive Plan; and
- Identify short- to long-term strategic actions for the Town to undertake, which will be monitored annually to ensure implementation and accountability.

The intent of this Plan is to make it easy to read and accessible to all. Key issues are described with data to make the purpose of policies more apparent. Graphics, maps, photos, and charts have been used to illustrate major points and improve the readability of the text.

As Selbyville's primary policy and planning document addressing the physical development of the Town, the Comprehensive Plan is of particular interest to elected officials who must adopt it and fund its implementation, appointed officials who will use it as a guide to discretionary decisions, as well as Town departments that are charged with its implementation.

The Comprehensive Plan is also an important source of information and guidance to private sector actors involved in development. The Land Use Chapter and Future Land Use Map provide clear guidance on preferred classifications for particular properties, which will assist in the preparation of rezoning petitions, site plans, and subdivisions. The Plan will help the private sector anticipate future public investment priorities. It will also bring more predictability to the zoning and development review and approval process for developers, property owners, and concerned citizens alike.

The Comprehensive Plan's Future Land Use Map is incorporated as part of this document and provides the foundation for decisions regarding land use and zoning. It is supplemented by the Areas of Potential Annexation map, which provides a vision for the Town's future growth, and by the numerous other maps that appear throughout the rest of the Plan.

In 2016, a submittal was made to the Delaware Office of State Planning Coordination for a Pre-Update review of the 2007 Comprehensive Plan, as well as seeking general direction for the comprehensive plan update. Several State agencies attended the Preliminary Land Use Service (PLUS) meeting on June 22, 2016 and official comments were received on July 20, 2016. These comments were considered when preparing the new plan and addressed throughout this Comprehensive Plan. Communication is ongoing with County and State agencies involved in the planning process.

The following document meets the requirements set forth in the Delaware Code for a comprehensive plan for a town with a population over 2,000. It further updates the 2007 Comprehensive Plan to comply with new State initiatives and regulations for land use and comprehensive planning. Upon adoption, this Plan will serve as an informational document for the public and as a rational basis for Selbyville's land use decisions and policy.

This Plan is divided into 13 main chapters: 1) Introduction; 2) Community Character; 3) Town & Community Services; 4) Community Profile; 5) Housing; 6) Economic Development; 7) Transportation; 8) Utilities; 9) Environmental Protection; 10) Open Space & Recreation; 11) Historic & Cultural Resources; 12) Land Use; and 13) Implementation. The Appendix includes supportive and approval documents. Eleven maps were created and are referenced within the appropriate Chapters throughout the Plan.

PLAN COORDINATION

TOWN MEETINGS

As the responsibility for preparing the comprehensive plan rests with the Planning & Zoning Commission, Selbyville scheduled multiple joint meetings with the Town Council to discuss the Comprehensive Plan update in a public forum. They are further described below:

MEETING NO. 1 | KICK-OFF

The first meeting was held on April 5, 2018. Information discussed included the project scope, schedule, and intergovernmental coordination requirements. Commissioners, Council, and Town staff were asked to complete a Strength, Weaknesses, Opportunities & Threats (S.W.O.T.) analysis for homework. There was also a general discussion of lessons learned by both the planning consultants and the Town on past comprehensive planning efforts, current issues, and general questions.

MEETING NO. 2 | DATA COLLECTION, TRENDS & KEY ISSUES

The second meeting was held on August 2, 2018. This meeting focused on a reveal of the data that had been collected since the project's inception. Information discussed included a project status update, intergovernmental coordination update, Census data reveal, results of the SWOT analysis, and an overview of the land use and zoning assessment task.

MEETING NO. 3 | LAND USE

The third meeting was held on April 16, 2019. This meeting was held to discuss parcel based land use throughout the Town in comparison with the existing zoning classification. A presentation was made to illustrate how land use is determined and what applicable zoning classifications would be applicable.

MEETING NO. 4 | OBJECTIVE, GOALS & RECOMMENDATIONS

The fourth meeting was held on October 1, 2019. This meeting included the discussion for the Plan's General Planning objectives, goals, strategies and recommendations. A thorough review was conducted on the Plan's last goals and discussion on new goals.

MEETING NO. 5 | DRAFT PLAN INPUT

The fifth meeting was held on November 2, 2019. This meeting was held to discuss recommended changes to the October Draft Comprehensive Plan. Input was sent to the consultant for changes to the Draft Plan.

MEETING NO. 6 | DRAFT PLAN RELEASE & SET PUBLIC HEARING DATE

The sixth meeting was held on January 6, 2020. This meeting released the draft Comprehensive Plan document for public input and intergovernmental input coordination. The Town adopted a Resolution to hold a Public Hearing at the February 3, 2020 Meeting.

MEETING NO. 7 | PUBLIC HEARING AND COMMENT PERIOD

The seventh meeting was held on February 3, 2020. A Public Hearing was held to go over the Draft plan comments. No public comments were received in writing nor presented in person during the Public Hearing regarding the Draft Plan.

MEETING NO. 8 | STATE PLUS COMMENT REVIEW

The eighth meeting was held on March 9, 2020. This meeting included detailed discussion regarding the received Office of State Planning Coordination PLUS comments. The Planning Consultant presented the comments, reviewed each one and provided response recommendations for consideration by the Planning Commission and Town Council. All of the members in attendance were in agreement for the planning consultant to make the modifications to the Plan and submit to the State for final review.

MEETING NO. 9 | ADOPTION

The ninth meeting was held on August 3, 2020. The Town Council adopted the 2020 Comprehensive Plan via Ordinance upon receiving approval from the Office of State Planning Coordination and contingent upon receiving certification from the Governor.

PROJECT TEAM MEETINGS

Several meetings were held to obtain and clarify Town data, discuss future land use and zoning, review land use application activity, analyze and prepare maps. The Town Manager provided services to analyze and field capture the existing land use and research land use activity since the last Plan that may require mapping modifications, such as: Annexations, Conditional Use, Variances and Zoning Amendments.

S.W.O.T. ANALYSIS

The S.W.O.T. Analysis is a strategic balance sheet that includes a list of the Town's strengths, weaknesses, opportunities, and threats. The benefit of the analysis is that it provides learning and knowledge critical to the Town's vitality and prosperity. At the first joint Planning & Zoning Commission/Town Council Comprehensive Plan meeting held on April 5, 2018, S.W.O.T. Analyses were requested from members of the Planning & Zoning Commission, Town Council, and Town Staff. Seven responses were received. Compiled responses from the Town's S.W.O.T. analysis can be found listed below. This information was used to help determine key issues, which were further used to develop the goals and strategies found throughout this document.

STRENGTHS | CHARACTERISTICS OF THE TOWN THAT GIVE IT AN ADVANTAGE

1. Good, stable Town Council and Administration.
2. Upgrades on Water and Sewer Departments.
3. Good working Police Department.
4. Fire Department steadily growing.
5. EMS getting new ambulance and upgrades.

6. Sewer and Water cap.
7. Land available for development.
8. Location to beaches.
9. Friendly, small-town feeling with community.
10. Many families have strong roots within the community.
11. Good schools and churches.
12. Strong Town Council to keep the Town growing.
13. Close to beaches, mountains, Washington DC, and New York City (central location).
14. There is room to grow (business opportunities).
15. Home town residents overseeing community.
16. 24-hour police coverage.
17. Fulltime fire service.
18. Fulltime ambulance service.
19. Upgraded water, utilities.
20. Secondary water storage facility.
21. Low tax rate.
22. Property holds value.
23. Reach the beach.
24. Close location to DE/MD beaches with all the Town amenities including water, sewer & police.
25. New Town Hall with good Town employees and an experienced Town Council.
26. Well-equipped volunteer fire service with trained and experienced personnel.
27. Increase in commercial business on Rt. 113 such as Royal Farms with future potential growth.
28. Fortunate to have an experienced police force.
29. Newly upgraded water treatment plant with additional filters to treat more water for demand.
30. Affordable taxes, rates, and building permit fees.
31. 24-hour police department.
32. Multiple medical offices – eye doctor, dentist, dermatologist, physical therapy, family medicine.
33. Water, sewer, natural gas are utilities available in town.
34. Centrally located to malls, Rehoboth, Ocean City, and Salisbury.
35. Close to beach, boat ramp within 2 miles (Shell Mill), churches, restaurants, sidewalks, and housing developments.
36. Sewer and water rates medium to low as compared to private companies.
37. Taxes low when compared to Ocean City and Rehoboth.
38. Small town atmosphere – kids, baseball, football, 3 schools.

WEAKNESSES | CHARACTERISTICS OF THE TOWN THAT PLACE IT AT A DISADVANTAGE

1. Need to apply for more grant monies for Police Department.
2. Continue upgrades on water and sewer.
3. More control over industry.
4. Poultry plant.
5. State line.
6. Not enough career opportunity for young people.
7. Downtown area does not have much draw appeal for visitors (shopping, history, events).
8. Mountaire Plant offensive odors.
9. Some properties not maintained, especially on Main and Church Streets.
10. Road signage doesn't encourage travelers to come into the Town.
11. Off-street parking issues.
12. In-town poultry processing.
13. Overnight parking issues.
14. Smells from chicken processing company.
15. Drug use on Polly Branch.

16. Speeding on Town streets.
17. No parks area for recreational items.
18. A declining downtown with limited shopping choices.
19. Increase in multi-family rentals in single-family homes, especially in historic district.
20. Having Mountaire Poultry, a major processing plant, in the center of Town.
21. Many homes in the historic district need improvements.
22. Chicken slaughtering plant – middle of town; odor issues/road congestion.
23. No convenient stores/restaurants on Main St & east side of Main St (Rt. 17 & Rt. 54).
24. Main Street and development parking issues.
25. Multiple structures in need of repair – roof/siding/painting.
26. Section right outside of town well-known for its excessive drug activity.

OPPORTUNITIES | ELEMENTS THAT THE TOWN COULD USE TO ITS ADVANTAGE

1. More State and County money.
2. More industry.
3. More grant money.
4. Money for streets and drainage.
5. No volunteers for projects in Town.
6. Reinstate Community Watch.
7. Location near resorts.
8. Zoning available.
9. Health care available.
10. More Downtown community events (e.g., jazz festival, spring festival, music festival, seafood festival).
11. Incentive program to draw small business to town (antique shops, pubs, thrift shops, gift shops, café).
12. Utilize/expand the Town Park.
13. Great business area.
14. Increase police force to control speeding.
15. Relations with congress to obtain loans and grants.
16. Positive infrastructure.
17. More incentives for downtown growth to bring in more business.
18. More town functions to bring people into our town.
19. Make the town look more inviting such as welcome banners on Church & Main Streets and new lighting downtown.
20. Possible future purchase of land for another industrial park.
21. A lot of properties contiguous to town that could be annexed (north side Lighthouse Road, Rt. 113 North).
22. Many acres of undeveloped land on Lighthouse Road & Rt. 113).
23. Proximity to beach – Rt. 54 Lighthouse Road.
24. Interconnection with Artesian to increase water pressure on Lighthouse Road.
25. Town has property to build a park for the community.

THREATS | ELEMENTS THAT COULD CAUSE TROUBLE FOR THE TOWN

1. Stormwater and drainage.
2. Not enough Police patrol.
3. Not enough volunteer Fire and EMS.
4. Drugs near Town.
5. Speeding on streets including Fire Company and School buses.
6. Traffic.
7. Poultry expansion.

8. Public safety.
9. Food Lion parking lot, Bodies parking lot, side streets (McCabe, Duke, Hosier don't seem safe to walk at night).
10. Drugs.
11. Speeders.
12. Tourists.
13. Not increasing rates to support future growth.
14. Permits for services (all) to include new tasks.
15. Mountaire Poultry in the center of town.
16. Increasing rental population.
17. The drug epidemic!
18. Continual decline of our downtown.
19. Crime and drug area – Polly Branch Road.
20. Major drainage concerns and failing pipes.
21. Beach traffic mostly drive Rt. 26 to beach; therefore, our businesses lose out on potential patrons.
22. Undersized pump stations to handle increased development.
23. Not increasing utility rates to support increased costs to operate plants.

MUNICIPAL & COUNTY COORDINATION

The Town met with the Sussex County Engineering Department on January 25, 2019 to discuss the Town's wastewater service area as well as the County's wastewater service tier system map in the recently adopted County Comprehensive Plan. The Town contacted the Sussex County Planning and Zoning Department to coordinate the preferred review method and process for input prior to submitting the Plan to the State for review. It was determined by both Departments that submitting the draft Plan for review prior to submission to the State would be the preferred method. The Town submitted the draft Plan to the Sussex County Engineering Department and Planning and Zoning Department for review and input on January 2, 2020. No comments were received from the County.

The Town does not touch nor is it located next to a neighboring Municipality; however, it borders the State of Maryland. Worcester County directly touches the southern parts of the Municipal boundary for the Town. The Town provided the Worcester County's Department of Development Review and Permitting an opportunity to review the draft plan and provide comments for the Town's consideration to the Final Plan. An electronic copy of the draft Comprehensive Plan was provided on January 2, 2020 and no comments were received.

OFFICE OF STATE PLANNING COORDINATION

After incorporating initial feedback and gaining recommendation from the Planning and Zoning Commission and Town Council, an application was submitted to the Office of State Planning Coordination (OSPC) for distribution and comment of the Town's Draft Plan through the Preliminary Land Use Service (PLUS) process. The PLUS meeting was held on January 22, 2020 and verbal comments were received at the meeting. Formal written comments were received on February 19, 2020.

Upon receiving written comments from the PLUS Meeting, the Town provided written responses to OSPC in July of 2020, after incorporating updates to the Plan. The PLUS comments and Town responses can be found in the Appendix. Comments and responses were prepared and presented during a public meeting.

The Town received an approval letter from OSPC on July 29, 2020 stating that all certification items have been addressed and they will acceptance this version of the plan for certification. Final approval date insertions, proof of review notification to Sussex County, and supportive documents were the last items to complete for the final Plan. The Town updated all items as requested and submitted the final copy of the Plan in written format in August.

PUBLIC INPUT & PLAN ADOPTION

The Draft Comprehensive Plan was released on January 6, 2020 to the public for comments. The Town promoted and encouraged comments and recommendations from the public through the local newspaper, Town website, and announcements at each meeting prior to the Public Hearing. The release served as the beginning of the public comment period while the Town obtains comments from the State agencies.

The Public Hearing on Selbyville's Comprehensive Plan was held on February 3, 2020 and public comments were allowed through the close of the Public Hearing. A legal notice advertising the Public Hearing was published in Coastal Point on January 10, 2020. No public comments were received in written format nor presented in person during the Public Hearing.

At the Selbyville Town Council Meeting held on August 3, 2020, the Town Council approved the 2020 Comprehensive Plan by Ordinance. A copy of this Ordinance can be found in the Appendix section of this Plan.

VISION & GOALS

SELBYVILLE'S VISION

The vision for the Town of Selbyville's 2020 Comprehensive Plan is to continue using its existing geographic center as the focal point for controlled growth into the surrounding area. Utilizing its existing assets of abundant water, water treatment capacity, wastewater treatment capacity, experienced police force, established volunteer fire company, and management capability, the Town has and will continue to expand to meet the needs of surrounding areas through annexation.

Selbyville's position on Housing and Populations Growth – The Town is prepared and is continually planning for growth with continual upgrades and assessments of the infrastructure and services provided. The Town's Comprehensive Land Use Plan and Zoning Code provide the guidelines for growth. Every effort will be made to preserve farmland, protect the environment, encourage new development and redevelopment of residential and commercial land, and continue supporting a balance of housing stock for all ages and incomes while maintaining Selbyville's small town way of life. The Town supports growth as shown in the Areas of Potential growth map and will work with land owners/developers on reducing the amount of existing enclaves and ensure the new Municipal boundaries are adjacent and parcel based.

SELBYVILLE'S PLANNING OBJECTIVES

The Town's general planning objectives and positions remain true as stated in the last Plan and are further identified below:

1. To insure the orderly use and development of the land within and surrounding Selbyville.
2. To use the guidelines for development proposed by the Sussex County Comprehensive Plan, and the Strategies for State Policies and Spending.
3. To encourage the diversification of the Town's economic base.
4. To incorporate development into the Town by providing water, wastewater, police protection and administration.
5. To encourage workforce housing and a complete range of housing choices for new residents.
6. To foster redevelopment of substandard housing through county and state rehabilitation programs.
7. To provide organized recreation for both young and old.
8. To provide improved roads, streets, sidewalks and bike paths for use by our citizens.
9. To improve health care opportunities by encouraging more doctors and dentists to locate in this area.

10. To attract new businesses to the Downtown business area and create an atmosphere for joint promotion.
11. To manage all land uses for nutrient reductions consistent with Total Maximum Daily Loads.

TOWN GOALS

The goal of the Comprehensive Land Use Plan is to provide direction relating to growth management, redevelopment, transportation, environmental protection, and Town services based on the past and present data and trends. This Plan will identify areas of improvement and list implementation items for future consideration to ensure the Plan goals become detailed in the governing process. Goals have been established as required throughout this document in specific Chapters. These goals include the following:

CHAPTER 2 - COMMUNITY CHARACTER

- Maintain, preserve, and improve the unique small Town character and charm.
- Provide safe methods of connectivity for pedestrians and bicycles.

CHAPTER 3 - TOWN & COMMUNITY SERVICES

- Continue to provide the existing Town services while planning for potential future growth.
- Ensure the safety and security of the residents with police, EMS and fire protection services with personnel and equipment.
- Continue to support all community services, this may include monetary donations, personnel involvement, event support, membership, advertisement, etc.

CHAPTER 5 – HOUSING

- Support all the services that contribute to Housing rehabilitation programs.
- Continue to support a balanced range of housing types, to include workforce housing and home ownership opportunities.
- Ensure existing housing units are code compliant for safe occupancy, whether rented or owned.

CHAPTER 6 - ECONOMIC DEVELOPMENT

- Maintain, preserve, and improve the unique small Town character by continuing to promote neighborhood businesses and larger employers.
- Continue ongoing communication with the leading employers.
- Improve and attract larger commercial businesses around the DuPont Boulevard corridor.
- Provide support for the Downtown Businesses for redevelopment and encourage façade improvements to the structures.
- Expand the business / light manufacturing businesses with a professional park planned area.
- Consider neighborhood businesses along Route 54 to serve the large population growth on the east side of Town.

CHAPTER 7 – TRANSPORTATION

- Encourage social engagement among residents by promoting interaction through pedestrian networks, which should be lined with shaded sitting areas including benches, small park areas, etc.
- Support the streetscape revitalization and beautification Downtown.
- Work with the Delaware Department of Transportation to provide alternative transportation choices including public transit and a pedestrian and bicycle network.

- Improve pedestrian and bicycle connectivity and safety throughout town to create a more walkable and bikable friendly community.
- Ensure truck and industrial use traffic are operating within the Code regulations and adhere to public safety laws.
- Increase coordination with DelDOT and Sussex County on land use applications, capital projects and transportation related issues.
- Work with DelDOT on the possibility of Transportation Improvement Districts (TID) based on the growth of the Community.

CHAPTER 8 – UTILITIES

- Continue to provide safe drinking water and wastewater services for the residents and businesses of Selbyville while adhering to Federal, State and local regulations regarding Town provided utility services.
- Identify and prioritize Utility assets.
- Encourage expansion of natural gas and broadband services provided by others.
- Consider the expansion of capital projects based on demand and feasibility.
- Promote the installation and/or upgrade of overhead utilities to be completed underground, when applicable.

CHAPTER 9 - ENVIRONMENTAL PROTECTION

- Support energy efficiency and renewable energy upgrades with new and existing developments.
- Protect and preserve all natural resources and amenities found throughout the Town.
- Continue to coordinate with the Sussex Conservation District to ensure new developments and/or redevelopment projects adequately address stormwater quality and quantity.
- Reduce flooding within areas of concern and ensure the drainage infrastructure is adequately functioning.
- Promote Stormwater Best Management Practices for all development and redevelopment projects.
- Continue to communicate with Federal and State Agencies as well as local State Representatives with any potential unfunded mandates for the Town to monitor and/or enforce.

CHAPTER 10 - OPEN SPACE & RECREATION

- Preserve the Park Street Park and determine the potential for expanded park amenities.
- Further determine if the needs are being met based on the increased growth within the Community.
- Continue to work with developers to ensure new developments provide adequate recreation facilities and amenities.
- Purchase and develop park and open space land for future services.

CHAPTER 11 - HISTORICAL & CULTURAL RESOURCES

- Continue to protect the Town's historic districts through zoning regulations and the Historic District Commission.
- Encourage the use of Federal and State tax credit programs for restoring historic buildings.
- Continue to promote and support Community events.

CHAPTER 12 - LAND USE

- Encourage strong community design standards that help to guide development in a way that is consistent with Town character and promotes walkability and connectivity.
- Preserve Selbyville's small-town character.

- Ensure the Municipal boundaries reflect documented annexations with Sussex County and the State of Delaware. Continue to work on the partial in and partial out parcels of land with the property owners and government agencies.
- Follow the Town’s Annexation and Future Land Use maps in making capital investment decisions.

CHAPTER 13 – IMPLEMENTATION

- Become an active participant in Sussex County land use decisions in surrounding areas.
- Maintain an open dialogue with Sussex County regarding development surrounding the town.
- Coordinate with State agencies regarding land use decisions and funding opportunities.
- Continue to provide annual Comprehensive Plan update reports to Office of State Planning Coordination on the implementation and initiative progress.

CHAPTER 2 COMMUNITY CHARACTER

A community’s character is what makes a town a unique place. This chapter details some of the elements that define Selbyville’s character and recommends approaches designed to protect and enhance those elements.

LOCATION & HISTORY

Selbyville is located at the southern tip of Delaware Route 113, bounded on the south by the State of Maryland. It extends west to Road 380 and east to Road 387. The northern boundary, Cemetery Road (Route 54) is a popular beach access route. The old Town is small in size, less than two square miles. It is surrounded by farmland on three sides. Map 1, Location Map, provides an aerial view of the Town and its immediate vicinity.

Selbyville is within a 2-3 hour drive from many metropolitan areas such as Washington, D.C., Baltimore, and Philadelphia. Selbyville is also a short distance away from some of the Mid-Atlantic region’s finest resorts like Rehoboth Beach, Dewey Beach, and Bethany Beach, Delaware; Ocean City, Maryland; and Cape May, New Jersey.

In 1778, Selbyville was founded by Benjamin Long, Arthur McCabe, John Murray, Reuben Stevens, and Elijah Campbell. They purchased a 250-acre tract known as Sandy Branch, which was located at the head of Saint Martin’s River. This site contained a gristmill and sawmill.

Sampson Selby was responsible for the name Selbyville. In 1842, he began to mark packages for delivery to his country store, “Selby-Ville”. The development of Selby-Ville accelerated in 1842 when the Frankford and Breakwater Railroad extended shipment of strawberries to the Town. D.J. Long and the Morris Brothers commercialized this crop in the area. By 1918, Selbyville was the prime supplier of strawberries for the entire east coast. Strawberries remained a major economic base for the Town into the 1930s.

Selbyville remains a small town in an agricultural setting. Chickens (and chicken processing), hogs, corn, and soybeans are the main source of income for area residents and farmers. The Town continues to grow steadily, but still retains its small town atmosphere.

PHYSICAL CONDITIONS & CLIMATE

The geographical coordinates of Selbyville are 38.460 deg. latitude, -75.221 deg. longitude and 33 ft. elevation. The topography within two miles of Selbyville is essentially flat, with a maximum elevation change of 36 feet and an average elevation above sea level of 31 feet.

In Selbyville, the summers are warm and muggy; the winters are chilly, wet, and windy; and it is partly cloudy year round. Over the course of the year, the temperature typically varies from 28°F to 85°F and is rarely below 15°F or above 91°F.

Table 1. Monthly Averages & Records

Month	Average Low (°F)	Average High (°F)	Record Low (°F) (Year)	Record High (°F) (Year)	Average Precipitation	Average Snow
January	27°	47°	-6° (1957)	77° (2002)	4.02"	5.9"
February	29°	49°	-2° (1996)	78° (2002)	3.41"	5.7"
March	36°	57°	8° (1960)	88° (1990)	4.67"	1.6"
April	43°	68°	22° (1969)	94° (2002)	3.24"	0.1"
May	53°	76°	30° (1956)	98° (1991)	3.64"	0"
June	66°	84°	40° (1988)	100° (1988)	3.43"	0"
July	66°	88°	45° (1988)	102° (1993)	4.48"	0"
August	64°	86°	41° (1986)	100° (2007)	5.4"	0"
September	58°	81°	31° (1978)	99° (1983)	3.75"	0"
October	46°	71°	22° (1969)	94° (2007)	3.42"	0"
November	38°	61°	15° (1974)	84° (1950)	3.31"	0.3"
December	31°	51°	-2° (1958)	78° (1998)	3.41"	1.7"

Source: Intellicast (2018)

COMMUNITY DESIGN

The Town of Selbyville has long been one of the main service areas for local residents and tourists who live and play on the Eastern Shore of Delaware. Food stores, lumber mills, railroad shipping areas for strawberries, and a source of employment in the poultry industry were available in Selbyville many years ago. Today, Selbyville has a different look, but still offers some of the same advantages and many more services to the local and beach areas. Being just a short, eight-mile ride from the beaches of Fenwick Island on the north side of Route 54 and Ocean City, Maryland on the south side of Route 54, Selbyville is now a place where many newcomers choose to live and work, as well as play.

Selbyville has been fortunate to recently see the building of new homes in various developments. It is likely that this trend will continue. Selbyville also has Title I award-winning schools boasting an elementary, middle, and School of the Arts for talented local area children.

A quiet, warm place to live with an exceptional town philosophy for future growth allows the relaxed style of country living to continue in a market place where many towns are looking for massive growth in lieu of smart growth.

This Plan recognizes that change is inevitable. At the same time, the Town is looking for the best ways to direct the location, appearance, and function of new development. It is also important to maintain an attractive environment for economic development reasons. While Selbyville recognizes that development is market-driven and that each site and development proposal is unique, it encourages concepts that protect the Town's character, protect a site's environmental assets, and take into account the character of surrounding development. This section does not seek to regulate new construction or design, but to serve as a guide for the future planning and development of land.

Chronic diseases are the leading cause of death and disability in the United States, accounting for 70% of deaths each year and affecting nearly half of all Americans; however, chronic diseases such as diabetes and heart disease are also highly preventable. Top risk factors include lack of exercise, unhealthy eating, and tobacco use. In general, the physical structures of communities, or the “built environment” have played a major role in fostering these behaviors:

- Modern transportation systems have led to predominantly car-dependent populations;
- Uneven distribution of grocery stores and supermarkets reduce access to healthy foods; and
- Haphazard development has cut off many families from parks and open spaces.

Comprehensive planning and sustainable design principles can be used to address these shortcomings. Social structures also play a role and much can be done to motivate healthy behaviors within work and school environments and institutions. Creating both social and physical environments that promote good health for all is one of the overarching goals of *Healthy People 2020*, a set of objectives released every 10 years by the U.S. Department of Health and Human Services to guide national health promotion and disease prevention.

Communities across the country are taking the lead in reducing the threat of chronic diseases. Central to these activities is the Centers for Disease Control and Prevention’s (CDC) Healthy Communities Program. There are several elements of community planning and design that contribute to whether a particular community fosters healthy lifestyles. While there can be many unique items and strategies, the University of Delaware Institute for Public Administration describes the five overarching principles of planning for a healthy community:

- **BICYCLE AND PEDESTRIAN ACCESSIBILITY** | Every effort should be made to provide facilities that allow for the safe movement of pedestrians and bicyclists throughout the Town for the purposes of transportation as well as recreation. Basic facilities should be provided including sidewalks, bike lanes, and multi-use trails.
- **COMPLETE STREETS PRINCIPLES** | While bicycle and pedestrian accessibility is one of the main components of “Complete Streets,” truly “complete” streets are convenient and accessible for all users of the transportation system – motorists, transit users, pedestrians, and bicyclists of all ages and abilities. This convenience and accessibility includes accessory factors such as streetscape improvements and human-scaled design practices. The Town should strive for all aspects of Complete Streets principles in addition to basic infrastructure.
- **PARKS AND OPEN SPACES** | Sufficient parks and open spaces should be made available to Town residents for active and passive recreational opportunities. Open spaces also enhance the visual attractiveness of an area while helping to improve air quality.
- **COMPACT AND MIXED USE DEVELOPMENT** | The design and benefits of compact and mixed use development often go hand-in-hand. The Town should provide areas of mixed use to its residents because of the increased opportunities to walk or bicycle to common destinations, such as grocery stores and restaurants. Compact development should also be encouraged, as low-density development results in destinations that are physically separated by long distances, requiring automobile transportation. Municipalities can encourage more compact development by using context-sensitive designs that will result in destinations that are close enough to access by bicycling or walking.
- **CONVENIENT ACCESS TO HEALTHY FOOD** | Every Town resident should have convenient access to healthy food retailers. These locations should be accessible by automobiles as well as pedestrians, bicyclists, and transit users.

Recently, the issue of community livability and sustainability has come to the forefront of federal transportation policy and planning. Advocates urge an integrated approach to plan for communities that provide a good quality of life and meet the needs of people of all ages, abilities, ethnicities, and income levels. This integrated approach to transportation planning, land use planning, and community design – called Complete Communities – has also gained momentum at the state and local government levels. The objective is to use less land and reduce the separation of land uses in order to achieve a variety of values including open space protection, community vitality, affordable housing, air quality, transit use, and more walkable places. To create a “Complete Community,” the following five elements should be considered:

- **COMPLETE STREETS** | A “Complete Street” is safe, comfortable, and convenient for travel by automobile, foot, bicycle, and transit, regardless of age or disability. Complete streets are planned, designed, built, and maintained to safely accommodate travelers of all ages and abilities – motorists, pedestrians, bicyclists, and public transit users – including children, non-drivers, older adults, and persons with disabilities. Tools for establishing complete streets can include the Americans with Disabilities Act, context-sensitive solutions, streetscaping, transit-oriented development, Transportation Improvement Districts (TIDs), and walkable communities.
- **EFFICIENT LAND USE** | Efficient land use provides a mix of complementary land uses, supports compact building design, and strengthens and revitalizes downtown commercial areas and “Main Streets”. Tools for establishing efficient land use can include traditional land use planning tools, form-based codes, master planning, infill and redevelopment, and mixed-use development.
- **HEALTHY AND LIVABLE** | A healthy community is one that enables people to maintain a high quality of life and productivity. A livable community is one that has affordable and appropriate housing, supportive community features and services, and adequate mobility options, which together facilitate personal independence and the engagement of residents in civic and social life. Tools for establishing healthy and livable communities can include aging-friendly environments, parks and recreation master planning, and walkable communities.
- **INCLUSIVE AND ACTIVE** | An inclusive and active community is conscious of, yet goes beyond, built form concerns by recognizing the need for citizens to be involved in their community, through various means, in an effort to make it a better place to live. This not only encourages community empowerment, but it also fosters greater citizen satisfaction with their community. Tools for establishing inclusive and active communities can include walkability exercises, historic preservation tools, placemaking, and public engagement.
- **SUSTAINABLE AND RESILIENT** | Sustainable communities are communities planned, built, or modified to promote sustainable living. This may include sustainability aspects relating to reproduction, water, transportation, energy, waste, and materials. They tend to focus on environmental sustainability (development and agriculture) and economic sustainability. Tools for establishing sustainable and resilient communities can include Downtown Development Districts, GIS story maps, green building practices, rural land management, economic development, and Flood-Ready Communities.

Source: University of Delaware

GOALS & RECOMMENDATIONS

Selbyville should encourage development using creative and superior design to preserve and enhance the Town's character and community.

GOALS

- 2-1 | Maintain, preserve, and improve the unique small Town character and charm.
- 2-2 | Provide safe methods of connectivity for pedestrian and bicycles.

RECOMMENDATIONS

- 2-1 | Maintaining a focus on the downtown and encouraging complementary design standards will help maintain Selbyville's character.
- 2-2 | Selbyville is currently a small town whose design encourages walking through sidewalks, residential zones near commercial zones, and connectivity throughout. These are among the qualities that make Selbyville a community. As new development occurs, the Town should encourage effective community design that includes mixed uses where appropriate, walkability and connectivity.

CHAPTER 3

TOWN & COMMUNITY SERVICES

Chapter 3 describes the numerous services provided by the Town of Selbyville, as well as services and resources provided to Town residents, business, and visitors by other entities.

TOWN GOVERNMENT

The Town of Selbyville is a municipal corporation of the State of Delaware. It is governed by five Council members who serve two-year terms. All Councilmen serve at-large. The election of three Councilmen is held in odd numbered years and the election of two Councilmen is held in even numbered years. One serves as the Mayor of Selbyville. Council members have the legislative power to provide police protection and to develop and adopt ordinances relating to parking, zoning, traffic, signs, and construction and property maintenance code. Additional information regarding the Town can be found on the website at: <https://selbyville.delaware.gov/>

ADMINISTRATION

Selbyville's Town Hall and Police Department was located at 68 West Church Street until September of 2019 when it was relocated to 1 West Church Street.

The Town Administrator is appointed by the Mayor, with the concurrence of a majority of all members of the Council, to be the Chief Administrative Officer of the Town. This person also acts as the Town's Freedom of Information (FOIA) Coordinator. The Secretary-Treasurer is responsible for the Town's finances and keeps records of Town transactions and all papers and documents of Town Council proceedings. The Assistant Secretary-Treasurer helps in the performance of the Secretary-Treasurer's duties. A fourth position, responsible for permitting, rounds out the Town's administrative staff.



WATER DEPARTMENT

The Town's drinking water system is operated and maintained by the Water Department, which is staffed by four certified water operators who maintain the treatment facility, service connections, water mains, and appurtenances. Specific information on the Town's water systems is placed within Chapter 8, Utilities.

WASTEWATER DEPARTMENT

The Town's Sewer Department is staffed by four licensed operators and two operators in training personnel who operate and maintain Selbyville's wastewater collection and treatment systems. Specific information on the Town's wastewater systems is placed within Chapter 8, Utilities.

PUBLIC WORKS DEPARTMENT

The Public Works Department is responsible for roadway, storm drain, and park/grounds maintenance. Additional information about the Town's Public Works Department, including seasonal reminders, can be found on the Town's website at <https://selbyville.delaware.gov/public-works/>.

POLICE DEPARTMENT

The Selbyville Police Department was created by Town Charter on March 5, 1931 and was tasked with the "protection of persons and property, as well as maintaining public peace, preventing crime, and promoting public morals".

Originally, and for many years thereafter, only one officer was responsible for patrolling the business district east of the railroad tracks and commercial area around the railroad. The officer was also responsible for operating and maintaining the Town's water treatment plant. This responsibility continued as the Police Chief's job until the mid-1960s.



The 1960s were a time of growth and change for the Town, as well as for the Police Department. In 1967, lettering and roof lights were added to the patrol cars and Chief Ward "Junior" Collins was appointed Police Chief. The Police Chief became well known due to its use of red patrol cars beginning in 1966 and continuing until 1976. The cars were then changed to white.

In 1972, the Department's first K-9 unit was created with the acquisition of "Husky", a German Shepherd personally trained by Chief Collins. Husky became famous in his own right – Junior called him Husky because his markings resembled the Siberian Husky breed. The Delmarva News newspaper did a feature on Husky, a full-sized, two-page center spread. Husky served the Town well for many years until he was replaced by his son, "Bronk".

In 1974, the first purchase of radar units, MPH K-55s occurred. Also in 1974, along with the use of radar, the Department enacted "Rules for the Ethical Use of Radar Units for Speed Enforcement".



The Police Department's first female officer was hired in 1984. The Department moved to its previous location at 68 West Church Street in 1989. The original building also housed the Town Offices and had been the train station in the late 1800s and early 1900s. The Department began using Ford Police cars in 1990 with the current light blue color scheme. The current vehicle graphics were added in 1992, the same year Chief W. Scott Collins joined the Selbyville Police Department as Patrolman. In 1997, the Department obtained funding for the C.O.P.S. and increased the Department to seven officers.



Within the Selbyville Museum you will find the Selbyville Police Department Museum. Initially started as a display of several pieces of antique equipment and newspaper articles for the Town's Old Timers' Day Festival in 2005, the display grew quickly during the preparation for the Department's 75th Anniversary in 2006. Officers searched for articles and photos from the local newspaper dating back to 1938. Also, all previous officers that could be located were contacted for photos and stories. Initially the focus was on the history of the Town's Police Department, but quickly decided to expand to surrounding small Departments and officers. The displays include historical items, such as: handcuffs, batons, evidence collection items, photos, etc.

Neighboring Departments were also contacted to obtain any old equipment as well as solicitations from the public and visitors who may have relatives who were officers and/or retired officers. Visitors are encouraged to write about stories they may have about an incident or of officers that they know. For more information, you may contact the Police Department or the Museum Director at (302) 436-8314 ext. 104.

The mission of the Selbyville Police Department is to enhance the quality of life in the Town by working cooperatively with the public and within the framework of the U.S. Constitution, to enforce the laws, prevent

crime, protection of persons and property, and maintaining public peace. The Selbyville Police Department has four core values:

- **HONOR** | Always act with the utmost integrity, and be honest and truthful. Enforce the laws equally and without bias. Hold yourself and other members to the highest of ethical standards.
- **DUTY** | To protect and serve the public, prevent crime and apprehend offenders. Ensure the highest quality service to the public. Perform our duties honorably and accept the responsibility to carry them out. Our devotion to duty will never waiver.
- **COMMUNITY** | Our ability to be effective in carrying out our mission is based on the credibility we have with the community. Understanding that we are part of, and not separate from, the community is critical.
- **PRIDE** | We are proud of our rich tradition of providing quality police services to our residents and visitors. We are proud to be a part of a noble profession.

The Selbyville Police Department serves an area of approximately nine square miles. The jurisdiction consists of several thousand people of varied cultures and nationalities working in or around the numerous golf courses, resort businesses, nurseries, farms, or local poultry plants. The jurisdiction also contains three schools with a combined student population of nearly 2,500 students in pre-school through 8th grade, as well as the Indian River School District Administrative Offices.



Annually, the Department responds to approximately 3,000 calls for service, 150 traffic collisions, and processes approximately 500 criminal arrests. Selbyville is the only municipal agency in southern Delaware that currently houses an Intoxilyzer (for testing blood alcohol), a video phone, and a live scan unit. The video phone allows officers and prisoners to be seen from the Department holding area without having to transport them 18 miles to the closest 24-hour Magistrate Court. The live scan unit allows for digital input and search of mugshots and fingerprints to both the State Bureau of Identification and the Federal Bureau of Investigation.



The Department currently consists of nine full-time and four part-time officers. All full-time officers are assigned a take-home patrol unit, equipped with a radar unit, mobile data terminal, in-car video, "Stop Sticks", evidence collection and testing equipment, and basic first aid equipment. On-duty units carry an Automatic External Defibrillator (A.E.D.) for response to cardiac emergencies. The Department dispatches through an in-house dispatch center and through the Countywide Emergency Operations Center, which is responsible for three State Police Troops (Troops No. 4, 5, and 7), as well as the 18 municipal agencies in the County.

The Department currently operates Chevy Tahoes, and Ford SUVs for normal duty, Trek Mountain bikes, and a Military Humvee for foul weather in addition to a Special Response Vehicle.

The enforcement of State and local laws is conducted in a three-step process, primarily including high visibility patrols in high traffic, complaint, or problem areas. The second step consists of special enforcement patrols to target loitering, loud musing, disorderly persons, littering, abandoned vehicles, and other public disorder types of crimes. The third step is to build confidence and rapport with the citizens and visitors by using public education programs, public outreach, and community service.

The Selbyville Police Department offers numerous programs for the residents, visitors, and students in Selbyville. Several of the programs are geared toward either the elementary schools or middle school; however, the majority can be conducted at any time, at any location. Programs currently include the following:

- Child ID/fingerprinting
- Bicycle safety
- Eddie the Eagle Gun Safety
- Firearms and safety presentation
- Gun lock give-ways
- Halloween candy check (conducted on Trick-or-Treat Night)
- Home security inspection
- Home and/or business vacation checks
- McGruff the Crime Dog
- Mobile display
- Neighborhood Watch
- Prescription Drug Take Back
- Seatbelt/pedestrian safety presentation



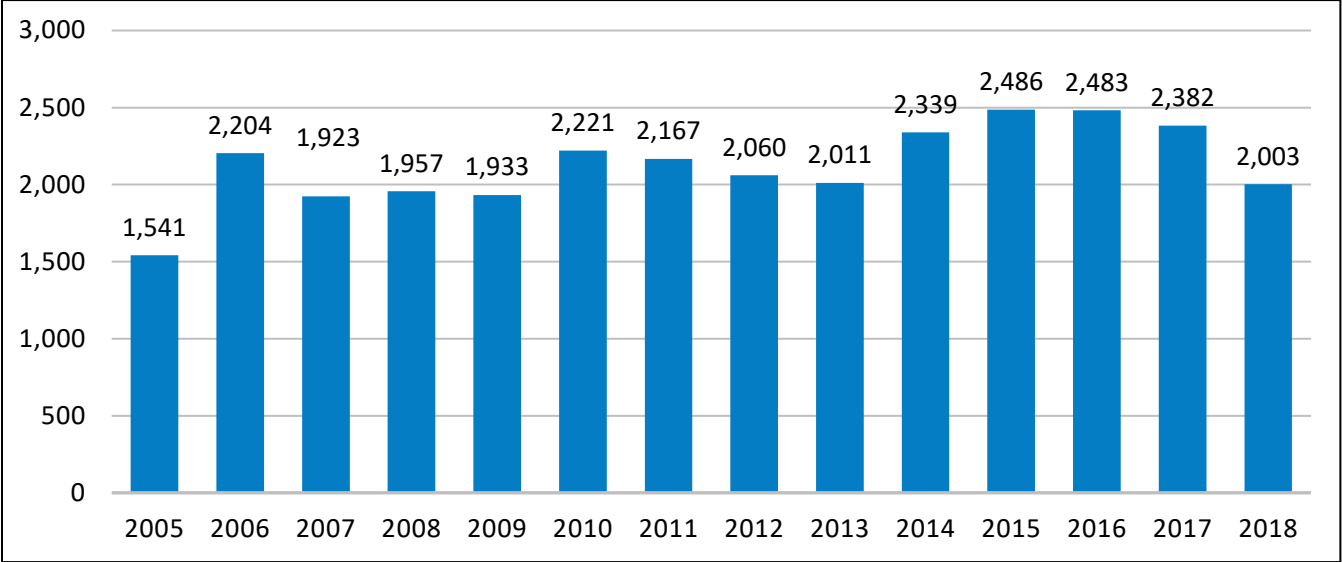
The Department also offers the seminars listed below to any interested business both within the Town and the surrounding areas. The seminars are held during the annual Business Safety Seminar Program or they can be conducted onsite for the requesting business. The programs are taught by experienced officers who have received specialized training in the topic area:

- Active Shooter Preparedness
- Bad check/credit card fraud
- Burglary/robbery prevention
- Fraud/theft prevention
- Security inspections/checklists
- Shoplifting prevention

The Selbyville Police Department tracks and reports the crime statistics on the Town's website, located at the link: <https://selbyville.delaware.gov/crime-statistics/>

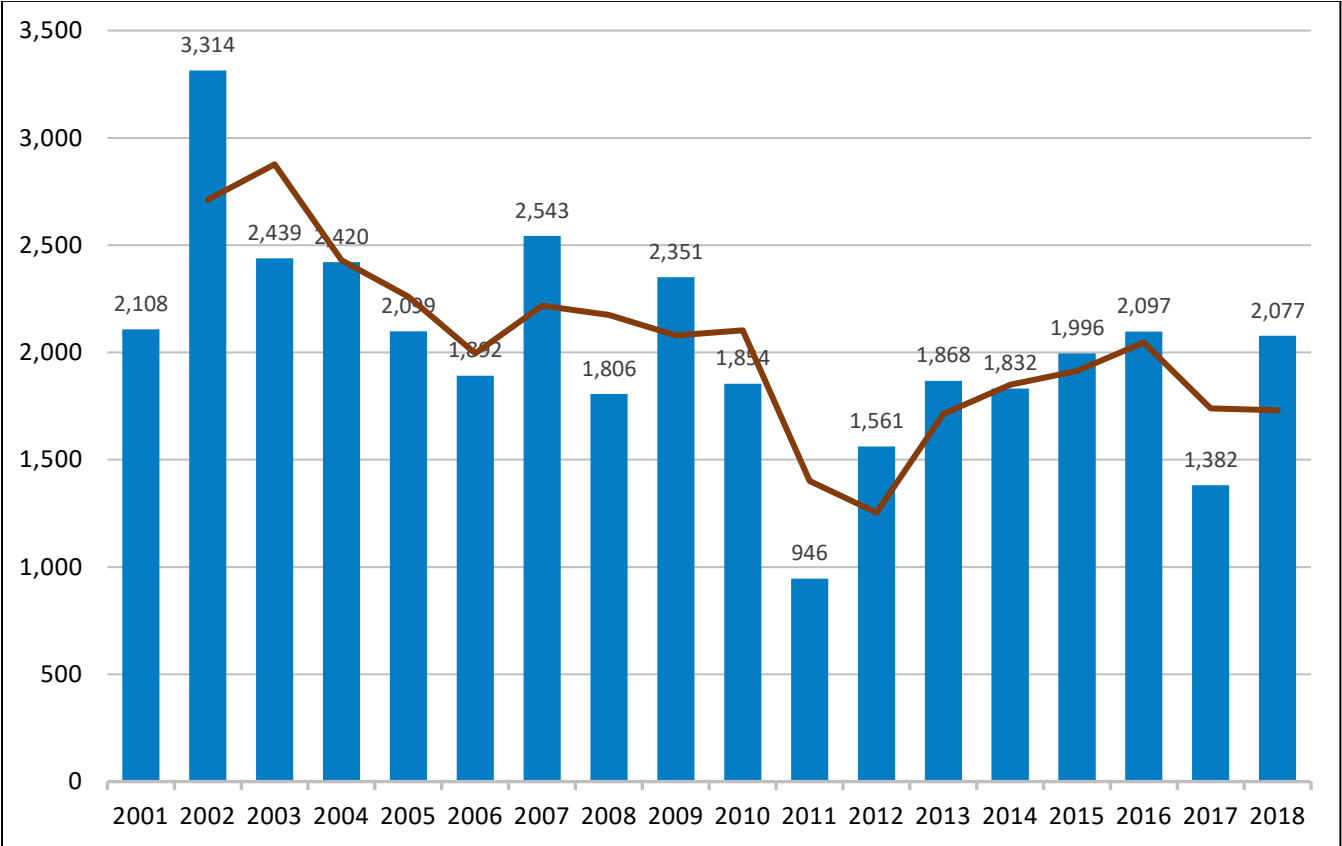
The data is provided below showing Selbyville’s calls for service, traffic citations, criminal arrests, and local traffic statistics over the past few years as provided by the Police Department.

Figure 1. Selbyville Police Department Calls for Service, 2005-2018

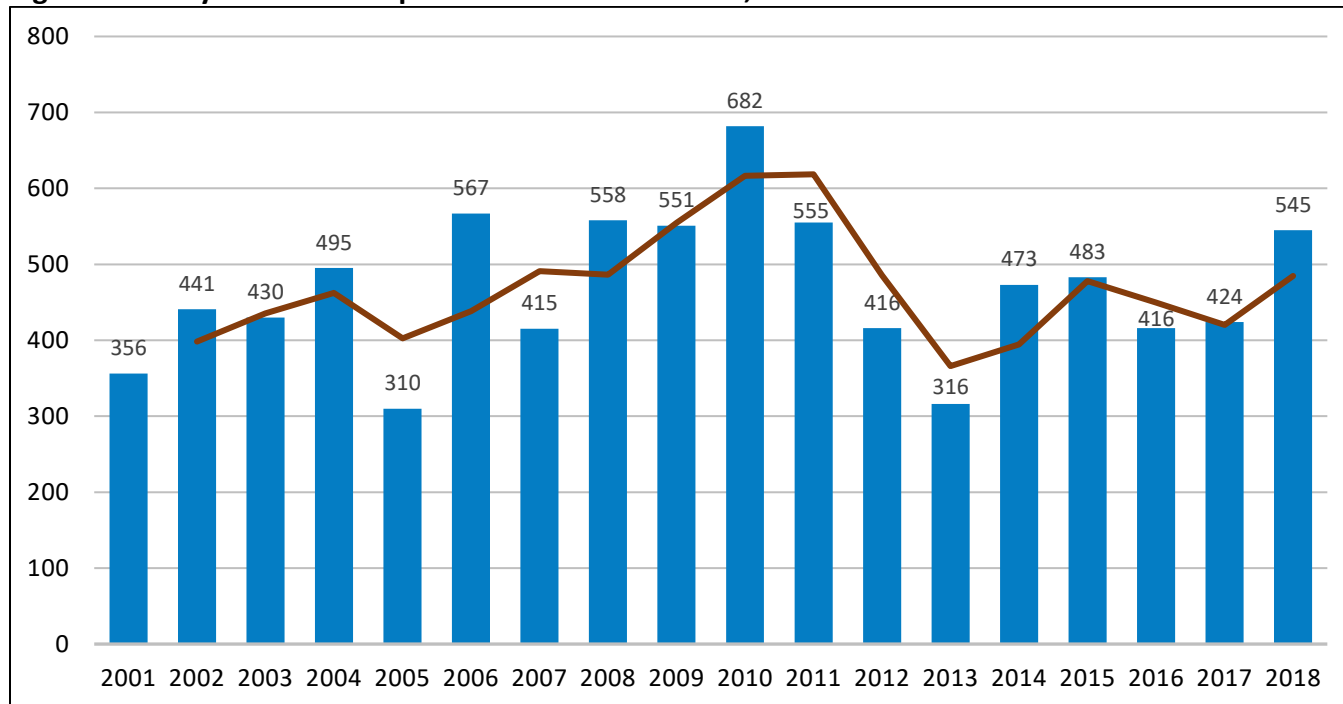


Source: Selbyville Police Department

Figure 2. Selbyville Police Department Traffic Citations, 2001-2015



Source: Selbyville Police Department

Figure 3. Selbyville Police Department Criminal Arrests, 2001-2018

Source: Selbyville Police Department

Table 2. Selbyville Police Department Local Traffic Statistics, 2005-2018

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Traffic Arrests	2099	1892	2543	1806	2351	1854	946	1561	1858	1832	1996	2097	1382	2077
DUI Arrests	28	27	42	38	21	28	17	16	11	10	9	18	16	19
Crashes	73	77	83	74	68	78	75	67	73	93	112	96	105	110
Alcohol Related Crashes	3	4	9	3	3	3	5	3	1	3	4	2	0	6
Fatal Crashes	0	0	0	0	0	0	0	0	1	0	0	0	1	0
Alcohol Related Fatal	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Personal Injury Crashes	5	17	15	15	10	12	7	9	13	14	21	17	22	8
Alcohol Related Injury	2	2	4	1	1	1	1	0	0	2	1	0	0	0
Property Damage Crashes	68	60	68	59	58	66	68	58	59	79	91	79	83	102
Alcohol Related Property Damage Crashes	1	2	5	2	2	2	4	3	1	1	3	2	4	6

Source: Selbyville Police Department

PUBLIC SAFETY & HEALTH

The Town's need to ensure adequate fire, police and medical services are vital to preserve the wellbeing of the Community. In 2016, the population's age range between 45-54 years made up of 17.9% of the Community. As time passes, the medical service demands will increase with the aging population. The member recruitment and retention for the volunteer Fire Company will be critical as well.

SELBYVILLE VOLUNTEER FIRE COMPANY

After a large downtown fire on February 13, 1916, citizens asked the Town to purchase a chemical cart that could put out 75% of the average fires. On May 6, 1919, the Town Board decided to purchase this cart, which needed to be pulled to and from each fire. Two hand pumps were installed for \$300, which the Town Board owned and operated. These were used until the Town's water system was installed in 1923. On January 6, 1923, the Town saw the need to obtain more equipment, so a small group of people organized the Selbyville Volunteer Fire Company. The red men's hall was rented and converted into a temporary fire house. In 1925, the Company traded equipment for new items. In 1929, the Town purchased land on Duke Street for \$600 and a building was constructed in 1932 for \$10,000. Over the years, the Company purchased additional equipment and in 1972, built a new station on Main Street.



Today, the Selbyville Volunteer Fire Company (SVFC) has more than 40 firefighters. The newest equipment includes a pumper tanker and a rescue truck. However, membership in the Company continues to decrease due to a declining interest in fire service. To address this problem, special presentations are being made in local high schools espousing the merits of Fire Company service.

The Fire Company has also purchased a new pumper/rescue truck that will be able to respond to hazardous material-related accidents on Route 113. Selbyville is one of the few towns with its own full-time EMT ambulance personnel.

Table 3. SVFC Fire & EMS Statistics, 2014-2017

Year	Fire	EMS
2018	111	Not Reported
2017	142	Not Reported
2016	160	80
2015	165	500
2014	165	498

Source: Selbyville Volunteer Fire Co. Website, 12/8/2018 & 11/30/2019



HEALTHCARE

Selbyville is home to several businesses dedicated to serving the community's healthcare needs:

- ATI Physical Therapy – 38394 DuPont Boulevard, Suites A & B
- Atlantic General Women's Health – 38394 DuPont Boulevard, Suite H
- Atlantic General Primary Care – 37464 Lion Drive, Suite 2
- Coastal Care Physical Therapy – 6 Ellis Alley
- Delmarva Skin Specialist – 38394 DuPont Boulevard, Suites F & G
- Dr. Kramer Dentistry – 13 South Main Street
- Griffin Family Practice PA – 32427 Lighthouse Road
- Mountaire Health & Wellness Center – 85 Hosier Street
- Sally H. Dowling LLC, Family Practice Physician – 15 N. Williams Street
- Selbyville Medical Center – 38394 DuPont Boulevard
- Sussex Eye Center – 17 Lighthouse Road

Source: Town of Selbyville, 2019

There are five hospitals within a 30 mile distance from Selbyville, each offering a variety of services. General information on each hospital can be found in Table 4. This information should *not* be relied on in the case of a

medical emergency. Always call 9-1-1 in the case of an emergency. Always call the hospital to confirm its location, hours of operation, and services before heading to the hospital.

Table 4. Hospitals within 30 Miles of Selbyville

Hospital	Atlantic General Hospital	Peninsula Regional Health System	Beebe Medical Center	Deer's Head Hospital Center	Nanticoke Memorial Hospital
Location	Berlin, MD	Salisbury, MD	Lewes, DE	Salisbury, MD	Seaford, DE
Distance (miles)	8.51	21.56	21.93	22.62	24.30
Number of Beds	51	390	205	90	234
Type ¹	NG; NFP	NG; NFP	NG; NFP	G; NF	NG; NFP
Angioplasty		X	X		X
Breast Cancer Screening	X	X	X		X
Cardiac Cath Lab		X	X		
Emergency Department	X	X	X		X
End of Life Services (Hospice Program)	X	X		X	X
General Medical Surgical	X	X	X		X
Geriatric Services	X		X	X	
Health Screenings	X	X	X	X	X
Hemodialysis			X	X	
HIV-AIDS Services		X	X	X	
Home Health Services		X	X		
Lithotripsy		X	X		X
Medical Surgical Intensive Care	X	X	X		X
Nutrition Programs	X	X	X	X	X
Obstetrics			X		X
Occupational Health	X	X		X	X
Oncology		X	X		X
Open Heart Surgery		X			
Outpatient Care		X	X		
Outpatient Physical Rehab		X	X	X	X
Outpatient Surgery	X	X	X		X
Patient Education Center	X			X	
Pediatric Medical Surgical		X			X
Physical Rehabilitation				X	
Psychiatric Care		X			
Radiation Therapy		X	X		X
Reproductive Health		X			
Sleep Center	X	X	X		X
Support Groups	X	X	X	X	X
Tobacco Treatment/Cessation	X				X
Women's Health	X	X	X		

¹Type Codes: NFP (Not-for-Profit); NG (Nongovernment); G (Government); NF (Nonfederal)

Source: U.S. Hospital Finder

The Selbyville Public Library strives to support the needs of its patrons within the library's service area and the state of Delaware to ensure free and equal access to library services and information resources according to current laws and regulations. The Library endeavors to efficiently provide and maintain an automated library system, a statewide transit system, onsite service, and training for patrons. By providing superior customer service, the library seeks to meet the informational, technological, recreational, and educational needs of current and future patrons within the Selbyville community.



The idea for a library in Selbyville began in 1931. With the delivery of 22 books from the State Traveling Library to Mrs. Inge Tubbs, President of the Selbyville Community Club, the library was started on April 21, 1932. Originally set up in the club room of Redman's Hall, Club members volunteered to run the library every Friday afternoon from 4 to 5 p.m. The Selbyville Free Public Library began on February 19, 1939 after the Club raised \$225 over a five-year period, which allowed them to qualify for state aid to purchase 1,000 volumes. The library moved in the late 1940s to the Sunday school room of the Salem Methodist Church. The library moved to its current location in the former home of Senator John G. Townsend in 1966.



The original house was built in 1906 and was donated to the Trustees of the library by Senator Townsend's family after his death in 1964. An addition was dedicated in 1990. Later, Dr. Asher and Pauline Carey donated property to the library and the funds from the resulting sale, plus money donated by the community, was used for an addition. On June 19, 2004, State Senator George H. Bunting dedicated the Dr. Asher & Pauline Carey Wing. The wing holds the library's juvenile and young adult collections, a quiet study room, a children's activity room, and offices for the Director and Youth Services Librarian. The original Townsend House contains Senator Townsend's office, maintained as a small museum as well as the periodical

reading room. Additionally, the Townsend House is also site of the Sunroom, a facility that can hold up to 30 people for presentations, meetings, and events.

The library hosts several weekly and monthly events, including the following:

- Adults
 - Genealogy groups
 - Eat and Greet Cookbook Club
 - Book Club
 - The Stitches
- Teens
 - Book Club
 - Cyber Streets
 - Recycle Club
- Kids
 - Storytime
 - PAWS for Reading
 - Pre-School Craft Time



Mission Statement - The Library supports the Selbyville community by ensuring free and equal access to library services, information resources, and programs that nurture, educate, entertain, and inspire.

Additional information about the Selbyville Public Library can be found by accessing their website: www.selbyvillelibrary.org

The Town of Selbyville is located within the Indian River School District (IRSD), which is administered by the Indian River Board of Education. The School District has over 10,000 students and 16 schools covering more than 360 square miles of service area. Three IRSD schools are located within Town limits: Phillip C. Showell Elementary School, Selbyville Middle School, and the School of the Arts.

Table 5. Public Schools Serving Selbyville Students

Grades	School	Address	Fall Enrollment	
			2016-17	2017-18
PK-5	Lord Baltimore Elementary	120 Atlantic Avenue, Ocean View	654	647
PK-5	Phillip C. Showell Elementary	41 Bethany Road, Selbyville	380	352
K-8	Southern Delaware School of the Arts	27 Hosier Street, Selbyville	459	469
6-8	Selbyville Middle	80 Bethany Road, Selbyville	693	733
9-12	Indian River High	29772 Armory Road, Dagsboro	942	939

Source: Indian River School District

LORD BALTIMORE ELEMENTARY SCHOOL

Lord Baltimore Elementary School, located on Atlantic Avenue in Ocean View, is committed to providing students with the behavioral and academic skills needed to take pride in themselves and the community, accept challenges and set goals for today and the future, and develop their potential as students and working members of society through a partnership of students, parents, staff, and community working together to create excellence in education. *The school is Delaware's*



first public elementary school to be selected as a U.S. Department of Education National Blue Ribbon School of Excellence!

The school itself was constructed in 1932, remodeled in 1966, with subsequent additions and renovations completed in late 2007 including additional classrooms, expansion of classrooms, and updated heating systems. During the renovations, students were taken to the John M. Clayton High School, the former Indian River High School, in Frankford. District-wide renovations included upgrades to plumbing and electrical systems, the elimination of all outdoor trailers, additional safety features, roofing repairs, and compliance with ADA, fire, and building code regulations. The renovations made at Lord Baltimore Elementary School also included many of these District-wide upgrades.

The motto at Lord Baltimore Elementary School is “Learning with Others-Believing in Ourselves”! The school puts children first as they work together to establish a growth mindset in order to prepare students for future academic success and career readiness. Instructional programs and performance expectations are designed to encourage and motivate students to become independent learners. Programs at Lord Baltimore are designed to meet the diverse needs of all students. ExCEL is an academic enrichment program that promotes critical thinking through collaborative inquiry for qualifying fourth and fifth grade students. Accelerated Reader is a program that motivates students to increase fluency, comprehension, and achieve personal reading goals. Title One Nights give students and staff an opportunity to showcase curricular content while encouraging students to explore their hidden talents. These opportunities continue to foster the educational partnership between home and school.

Lord Baltimore's staff closely monitors student growth and performance through multiple measures such as Smarter Balance, STAR, DIBELS, and district assessments. This data drives instruction as teachers are constantly fine tuning lesson design and learning activities to ensure alignment with the Delaware State Standards.

Weekly Professional Learning Communities allow teachers to collaborate with colleagues to develop RTI groups, score assessments, and plan high quality instruction. Students will utilize the Benchmark Advance ELA curriculum as a vehicle to develop foundational reading skills such as decoding, fluency, and comprehension. These skills will allow students to become successful readers and literate members of society. The Bridges math curriculum encourages students to become mathematical thinkers and problem solvers through daily Number Corners and highly interactive works stations.

Source: Indian River School District and State of Delaware

PHILLIP C. SHOWELL ELEMENTARY SCHOOL

Phillip C. Showell Elementary School, located on Roxana Road, consists of pre-kindergarten through grade 5. The school has been recognized as a school-wide Title I school during the years 2000, 2002, and 2003. This program is federally funded for children in need of support services. Phillip C. Showell also won the 2003 award for "No Child Left Behind". There are an average of 330 students attending this school. The mission of the school is the ensure that students attain the knowledge, skills, and attitudes needed to realize their potential, meet the challenges of their life choices, and fulfill their responsibilities as citizens of the State of Delaware, United States and world, through a partnership of students, parents, staff, administrators, Board of Education, and community. The playground equipment was a joint effort between the Town and Phillip C. Showell, similar to a town park, which everyone is welcomed to use.



Phillip C. Showell Elementary School was recognized by the State of Delaware among a top-tier of Delaware schools that are "Beating the Odds". Academic programs are designed to challenge, motivate, and enhance student learning. ExCEL is an enrichment program offered in grades four and five that challenges gifted students to think critically and creatively. "Homework Club" provides homework tutoring and support each morning. Through a community partnership with the University of Delaware, the school offers a free K-5 Summer Camp program as well as an After-School Program. Positive Behavior Supports are implemented school-wide. Monthly award assemblies celebrate both positive behaviors and academics. The school has a very large monitoring program and partners with several community organizations. Families are encouraged to participate in several activities throughout the year such as the Fall Festival, Reading and Math Nights, Talent Show, Science Fair, and Banking at School.

Student success is best achieved when instruction is thoughtfully planned based on in-depth data analysis, keeping each student's individual needs in mind, and setting high expectations for all. Instruction is aligned to the Delaware Standards using the Learning Focused Strategies approach. The new Language Arts curriculum, Benchmark Advance, is designed to prepare all students for college and career readiness in the 21st century. Using complex information and literary texts, it engages students in collaborative conversations and writing about the texts, and integrates science and social studies concepts. Materials are used in both a print and digital/online format. Bridges in Mathematics addresses the new math standards by focusing on a deep understanding of concepts, proficiency with key skills, and the ability to solve new and complex problems. Student progress is continually monitored using multiple sources of data and action plans are put in place to meet each student's needs.

Source: Town of Selbyville, Indian River School District, and State of Delaware

SELBYVILLE MIDDLE SCHOOL

Selbyville Middle School, also located on Roxana Road, was constructed in 1995. It consists of grades 6 through 8. There are an average of 670 students in attendance each year. The school's mission is to effectively assist young adolescents in the transition from the elementary school to the high school. Students, parents, and staff of Selbyville Middle School work cooperatively to provide a warm, safe learning environment that will encourage every child to develop the knowledge, skills, and attitudes to be successful in an ever-changing society.

Selbyville Middle School offers a unique learning experience for its students, building within each student 21st century skills while ensuring students are college and career ready. Students at Selbyville Middle are immersed in and work daily with technology through the blended learning model and an expanded computer literacy program. Selbyville Middle School students also work within the community, building and developing civic relationships through participation with the National Junior Honor Society. Parents are encouraged to participate in the school's PTO and to attend parent nights held at the school. Selbyville Middle School is proud to house a successful VEX Robotics Team that annually qualifies for regional, national, and world competitions. Finally, Selbyville Middle is proud of the fact that 30% of its students learn additional life lessons through their participation in the school's athletic program.

The school offers an expanded business program to its students. Students gain proficiency with keyboarding and word processing skills in 6th grade. In 7th grade, students gain proficiency with Microsoft Excel and personal finance in Exploring Business I. In 8th grade, students become proficient working with Chromebooks and Google Apps while enrolled in Exploring Business II. Selbyville Middle students work daily within a blended learning model through extensive incorporation of the learning management system Schoology. Students also have the ability to enroll in Honors courses and may participate in the Academic Challenge program at Del Tech.

Source: Town of Selbyville, Indian River School District, and State of Delaware



SOUTHERN DELAWARE SCHOOL OF THE ARTS

The School of the Arts (SDSA), located on Hosier Street, is a K-8 magnet school. The mission is to facilitate student learning and achievement through the arts. SDSA students are creative and expressive. During their matriculation, they will experience studio art courses, which include drawing, painting, ceramics, and sculpture. The dance program teaches the art of dance through creating, performing, and viewing other performers. Students learn a variety of styles including ballet, modern, jazz, and tap. In drama, students study character development, story enactment, improvisation, production, direction, and stage technology. The vocal and instrumental music programs teach basic music concepts and allow for inclusion in band, chorus, show choir, and rock band ensembles. Students experience a more concentrated emphasis on performance in grades 6-8 as they transition to major and minor art classes.



SDSA's mission is to "Promote student achievement by learning through the Arts". Students learn in their core academic classes through both traditional approaches and through arts integration in ELA, Math, Science, and Social Studies. This Arts Integration approach is used to address multiple learning modalities while using brain researched strategies. Through this approach, students are offered opportunities to extend and refine their thinking while also being offered individual differentiation.

SDSA adheres to the Indian River School District's curriculum in all academic areas. This curriculum is aligned with Common Core State Standards. All teachers and administrators monitor and analyze student data through Professional Learning Communities. This data is used to drive instruction within the heterogeneous classrooms.

SDSA provides a unique learning opportunity for students by integrating the Arts to develop higher order thinking, creativity, and problem-solving skills and to connect to real-world experiences. This grade K-8 district magnet school accentuates both academics and artistic excellence and is the only school of its kind in Sussex County. The uniform code, positive school culture, and the desire to offer all students success through differentiation have all contributed to the school's success. Parental involvement has always been an integral part of the SDSA family. The school encourages parent participation in the very-active PTO, which helps to offset costs involved with updating technology, paying for field trips and programs, and classroom supplies.

Source: Town of Selbyville, Indian River School District, and State of Delaware

INDIAN RIVER HIGH SCHOOL

The mission of Indian River High School (IRHS) is to provide a safe environment for academic excellence through fostering critical thinking skills that maximize individual potential and enable students to tackle the challenges of our dynamic global society. The IRHS vision statement, PRIDE (Preparing Responsible Individuals Dedicated to Excellence), guides all curricular and extracurricular decisions. The expectation of excellence allows IRHS students to maintain high levels of academic growth and achievement while preparing them for rigorous college and career requirements. In addition to a strong core academic program, IRHS offers a wide variety of career and technical pathways (including agriculture, marketing, construction, graphics, and a newly added Allied Health and NAF-sponsored Academy of Finance pathway), a Project Lead the Way STEM program, a regionally acclaimed arts program including instrumental, vocal and studio arts, a marine JROTC Leadership program, competitive athletic teams, and a variety of student organizations with local, state, and national recognition.



The expectation of excellence allows IRHS students to maintain high levels of academic growth and achievement while preparing them for rigorous college and career requirements. In addition to a strong core academic program, IRHS offers a wide variety of career and technical pathways (including agriculture, marketing, construction, graphics, and a newly added Allied Health and NAF-sponsored Academy of Finance pathway), a Project Lead the Way STEM program, a regionally acclaimed arts program including instrumental, vocal and studio arts, a marine JROTC Leadership program, competitive athletic teams, and a variety of student organizations with local, state, and national recognition.

Indian River High School's rigorous academic program provides students of all levels with a variety of options to prepare for their college and career goals with a focus on critical thinking and project-based learning. IRHS offers ten Advanced Placement courses including Biology, Calculus AB, Chemistry, English Language, English Literature, Environmental Science, Psychology, Spanish Language, Statistics, and U.S. History. Students perform well above the national average on the AP exams. Additionally, students can earn college credit by taking dual enrollment courses with the University of Delaware's UD 110 writing class or Delaware Tech's SOC 111 – Sociology or BIO120 – Anatomy & Physiology I.

Source: Indian River School District and State of Delaware

HIGHER EDUCATION

Delaware Technical and Community College (DelTech) is located less than thirty minutes from Town in Georgetown. DelTech offers associates, bachelors, and certificate programs in several disciplines. Also located on the Georgetown campus are satellite offices and programs that are offered by the University of Delaware, Delaware State University, and Wilmington University, allowing for the completion of bachelors, masters, and doctoral degrees all in one location.

Wor-Wic Community College is located less than thirty minutes from Town, just outside of Salisbury, Maryland. Wor-Wic offers programs that lead to an associate of applied science, science, arts, or arts in teaching, as well as certificates of proficiency and letters of recognition. Wor-Wic also offers the first two years of a bachelor's degree in a variety of programs for those wishing to transfer to a four-year college or university.

Salisbury University, a fully-accredited four-year college offering a wide variety of bachelor's degree programs is located forty minutes from Town, in Salisbury, Maryland. The university offers 58 distinct graduate and undergraduate programs.

SOLID WASTE & RECYCLING COLLECTION

Selbyville trash pickup is provided by Allied Waste Industries. Trash is currently collected weekly. Recycling is picked up every other week. The Universal Recycling Law (7 Del.C. §6053) requires all waste service providers to provide recycling collection to their residential customers. Delaware Law and Regulations also specify that the commercial sector (i.e. all for-profit, not-for-profit, institutional, charitable, educational, health care, and government organizations) shall participate in a comprehensive recycling program. All those involved with the planning of new facilities should give consideration to space for the collection of recyclables that would typically be generated. Additional information about the Town's trash and recycling programs can be found on their website at <https://selbyville.delaware.gov/trash-recycling/>.

In addition to the services provided through the Town, the Delaware Solid Waste Authority (DSWA) also provides additional, related services:

- **HOUSEHOLD HAZARDOUS WASTE COLLECTION** | DSWA operates a Household Hazardous Waste Collection Program that is free for all Delaware residents.
- **ELECTRONIC GOODS RECYCLING** | Selbyville residents can participate in DSWA's Electronic Goods Recycling Program to recycle, rather than throw away, their unwanted electronic products. This newer program lets homeowners and businesses conveniently drop off their unwanted items for free at designated DSWA facilities statewide.
- **OIL FILTER & WASTE OIL RECYCLING PROGRAM** | DSWA operates the first oil filter collection program in the United States. They collect waste oil filters from over 400 repair shops and service stations for a fee. DSWA also allows residents to take their waste oil and waste oil filters to over 40 drop centers located throughout the State. The waste oil is currently collected and recycled by FCC Environmental of Wilmington. The waste oil filters are currently collected by DSWA staff, delivered to FCC Environmental, and then sent to steel mills for recycling.

PLACES OF WORSHIP

Currently, Selbyville has eight places of worship located within Town limits that play an important role in the community. Listed below are their locations:

- Apostolic Church of Jesus Christ – 38245 Derrickson Lane
- Assembly of God Evangelical Church – 36348 Pepper Road
- Gospel of the Kingdom of God – 367472 DuPont Boulevard
- Salem United Methodist Church – 29 West Church Street
- St. Martin's In-the-Field Episcopal Church – 75 West Church Street
- The Odyssey Church – 2 Discovery Lane
- Thessalonians Baptist Church – 19 Clendaniel Avenue
- Zoar United Methodist Church – 67 Church Lane

Source: Town of Selbyville, 2019

POSTAL SERVICE

The U.S. Postal Service has an office located at 23 West Church Street in Selbyville, which is open every day except Sunday. This continues to operate with full services to the Community. The postal code for Selbyville is 19975.



SOCIAL SERVICES

Social services are provided at the Edward W. Pyle State Service Center, located three miles from Selbyville at the outskirts of Roxana. A variety of client services are offered at this location, administered by the following Delaware Health and Social Services (DHSS) and Department of Services for Children, Youth and Their Families divisions:

- **DIVISION OF STATE SERVICE CENTERS (DSSC)** | Services provided by the DSSC division include Community Resource Assistance Services (CRASP), Dental Transportation, Diabetes Fund, Emergency Assistance Service (EAS includes emergency shelter and the Needy Family Fund), Food Closet, Kinship Care Program, Low Income Home Energy Assistance Program Referrals, Teen Voucher, and Utility Assistance.
- **DIVISION OF SOCIAL SERVICES (DSS)** | Services provided by the DSS division include Child Care, Food Stamps, General Assistance, Medicaid, and Temporary Assistance for Needy Families.
- **DIVISION OF PUBLIC HEALTH (DPH)** | Services provided by DPH include Family Planning, HIV counseling and testing, pregnancy testing, and WIC (supplemental nutrition program for pregnant and nursing women, infants, and young children).
- **DIVISION OF FAMILY SERVICES (DFS)** | Services provided by DPH include investigating child abuse, neglect and dependency, offers treatment services, foster care, adoption, independent living and child care licensing services. They are dedicated to protecting children and helping them gain a sense of well-being and to achieve permanency.
- **OTHER SERVICES** | Other services provided at the State Service Center include Alcoholics Anonymous, Bookmobile, Lower Sussex Little League, Mammography Van, Pyle Child Development Center, Roxanna Cheer Center, T.O.P.S. Weight Loss Program, and Vocational Rehabilitation.

COMMUNITY ORGANIZATIONS

SOUTHERN SUSSEX ROTARY

The Southern Sussex Rotary Club was chartered on September 29, 1992. The Club organizes annual service projects and fundraising that includes raising Flags for Heroes over Memorial weekend, providing dictionaries to Indian River School District 3rd graders and challenging the best students during a Spelling Bee, providing scholarships to high school juniors to attend the Rotary Youth Leadership Awards, in addition to other activities.

As Delmarva communities grow and change, Southern Sussex is committed to engaging dynamic speakers and passionate members, guests, and visitors so that they can continue to meet residents’ needs, support other groups of action, and find new ways to reach neighbors.

BETHANY-FENWICK AREA CHAMBER OF COMMERCE

The Quiet Resorts encompasses both oceanfront and inland towns. The most familiar beaches are Bethany Beach and Fenwick Island, as there is public beach access and lifeguards on duty. Other oceanfront areas are North Bethany, Sea Colony, Middlesex, and South Bethany, which are privately operated and do not allow for public beach access. The Quiet Resorts also span inland to towns and communities including Ocean View, Millville, Clarksville, Dagsboro, Roxana, Frankford, Selbyville, and West Fenwick. Despite the inland location, many of these towns have water access to bays and creeks, or are situated just a short drive to a marina, dock, or sandy beach. With convenient water access throughout the area, the Quiet Resorts lends itself to a morning swim, spontaneous scenic kayaking trip, fantastic surf fishing, or an afternoon boating adventure.

The Chamber’s mission is to develop and implement destination events, participate in advocacy efforts, and provide opportunities for networking, marketing, and education with a goal of improving member success and enhancing the quality of life throughout the Quiet Resorts.

On February 23, 1976, Clayton L. Ringer, president of the Baltimore Trust Company, called the first board meeting of the Bethany Beach-Fenwick Island Area Chamber of Commerce. An avalanche of growth quickly followed with 33 businesses joining in the first month, the certificate of incorporation certified that December, and the first paid employee hired beginning on January 1, 1977. Membership surpassed the 100 business milestone in less than 15 months. The first publication was produced in 1977 and several events were established including the Bethany Beach Arts Festival in 1979. Additional milestones came in November, 1982, when the Chamber secured office space. In the mid-1980s, a parcel of land was negotiated exclusively for the Chamber on the Fenwick Island State Park grounds. There were a few stipulations as part of the agreement including no taxpayer money could be used on the project and an Information Center would be included to distribute literature from various State agencies. Once the lease was signed by Governor Mike Castle, the raising of the building soon followed. In 1986, construction on the current building was completed. The structure was renovated in 2005, again with the financial support of the Chapter’s membership. Today, over 700 members continue conversations to build businesses and sustain a thriving environment. The Chamber’s current location is at 36913 Coastal Highway in Fenwick Island. As a member of the chamber, several benefits are offered to support local businesses. These can be found on the Chamber’s website, located here: <https://thequietresorts.com/>

GOALS & RECOMMENDATIONS

GOALS

- 3-1 | Continue to provide the existing Towns services while planning for potential future growth.
- 3-2 | Ensure the safety and security of the residents with police, EMS and fire protection services with personnel and equipment.
- 3-3 | Continue to support all community services, this may include monetary donations, personnel involvement, event support, membership, advertisement, etc.

RECOMMENDATIONS

- 3-1 | Review the Town service demands and capability to continue the existing services on an annual budgetary basis. This may include reviewing applicable fees associated with land development and the impacts on the community infrastructure.

- 3-2 | Ensure the proper equipment and number of personnel are up to date with the service demands along with fiscal contribution and responsibility with new developments.
- 3-3 | Continue to coordinate with the police, fire and EMS personnel regarding new development and redevelopment land applications.

CHAPTER 4 COMMUNITY PROFILE

The following section offers a community profile of the Town of Selbyville. Most of the data from this section has been drawn from U.S. Census products, unless otherwise noted. It should also be noted that, due to possible sampling and survey error, the data contained in this chapter cannot be construed as an irrefutable measure of existing demographic conditions.

The Town recognizes the differences in the population estimates from the 2010 Census, 2016 American Community Survey and the Delaware Population Consortium based on methodology and actual dates of collection. At this time, the Town would follow the DPC data as it is the most recent available since the data collection for this Plan was completed in 2017. The Town will continue to work with DPC on future population projections.

Note: The U.S. Census Bureau changed the method it uses to collect and disseminate much of its information. Beginning with the 2010 Decennial Census, the Census Bureau stopped distributing the traditional “long form” survey that historically provided demographic data, published as Summary File 3 and Summary File 4. These Summary Files included social statistics such as educational attainment, economic data, and housing data. These Summary Files were replaced by American Community Survey (ACS) data, which are available in one- and five-year estimates. It is important to note that, as the population of an area becomes smaller, the accuracy of these estimates decrease. One- and three-year estimates are available for all states and counties; however, only five-year estimates are available for the smaller municipalities within the State of Delaware. The only exceptions within the State are Wilmington, Dover, and Newark, due to their population sizes. The benefit of the five-year data is that they allow the Census Bureau to draw from a larger sample; however, the data is not as current.

As of the 2010 U.S. Census, Selbyville ranked 18th (out of 57) among municipalities in Delaware, following Wilmington, Dover, Newark, Middletown, Smyrna, Milford, Seaford, Georgetown, Elsmere, New Castle, Millsboro, Laurel, Harrington, Camden, Clayton, Lewes, and Milton in population sizes.

Table 6. Population and Housing Units, 1950 to 2016

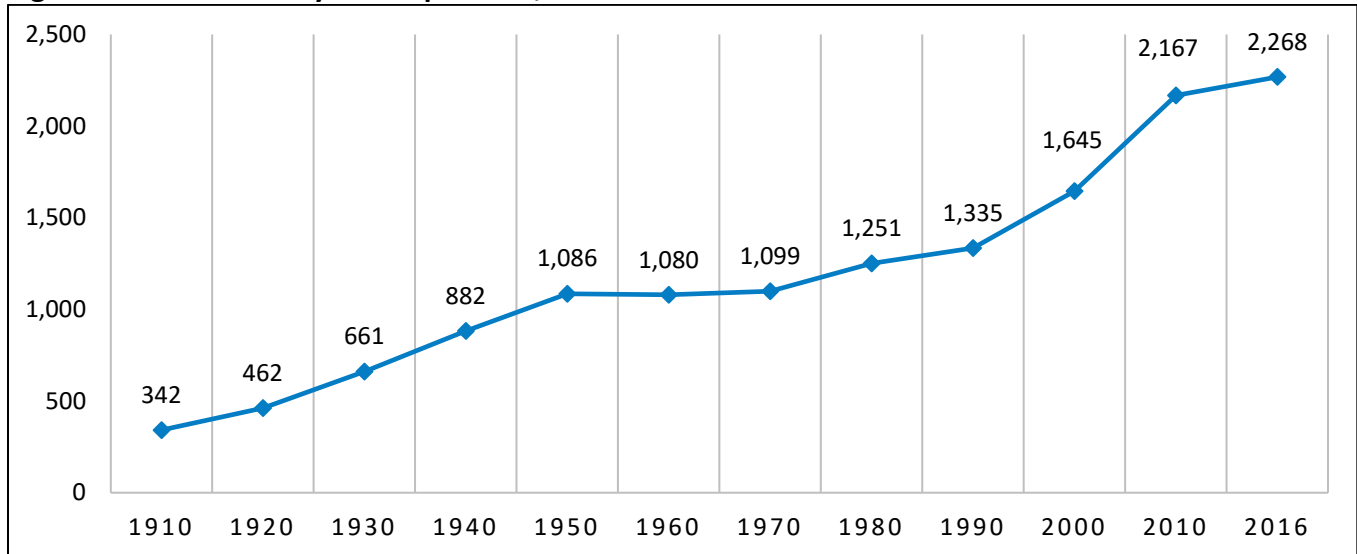
Year	Population			Housing Units		
	Selbyville	Sussex County	Delaware	Selbyville	Sussex County	Delaware
1950	1,086	61,336	318,085	355	21,870	97,013
1960	1,080	73,195	446,292	389	29,122	143,725
1970	1,099	80,356	548,104	383	34,287	180,233
1980	1,251	98,004	594,338	505	54,694	238,611
1990	1,335	113,229	666,168	590	74,253	289,919
2000	1,645	156,638	783,600	664	93,070	343,072
2010	2,167	197,145	897,934	913	123,036	405,885
2016	2,268	211,224	934,695	988	129,362	417,927

Source: U.S. Census Bureau Decennial Census 1950-2010; 2012-2016 American Community Survey

POPULATION

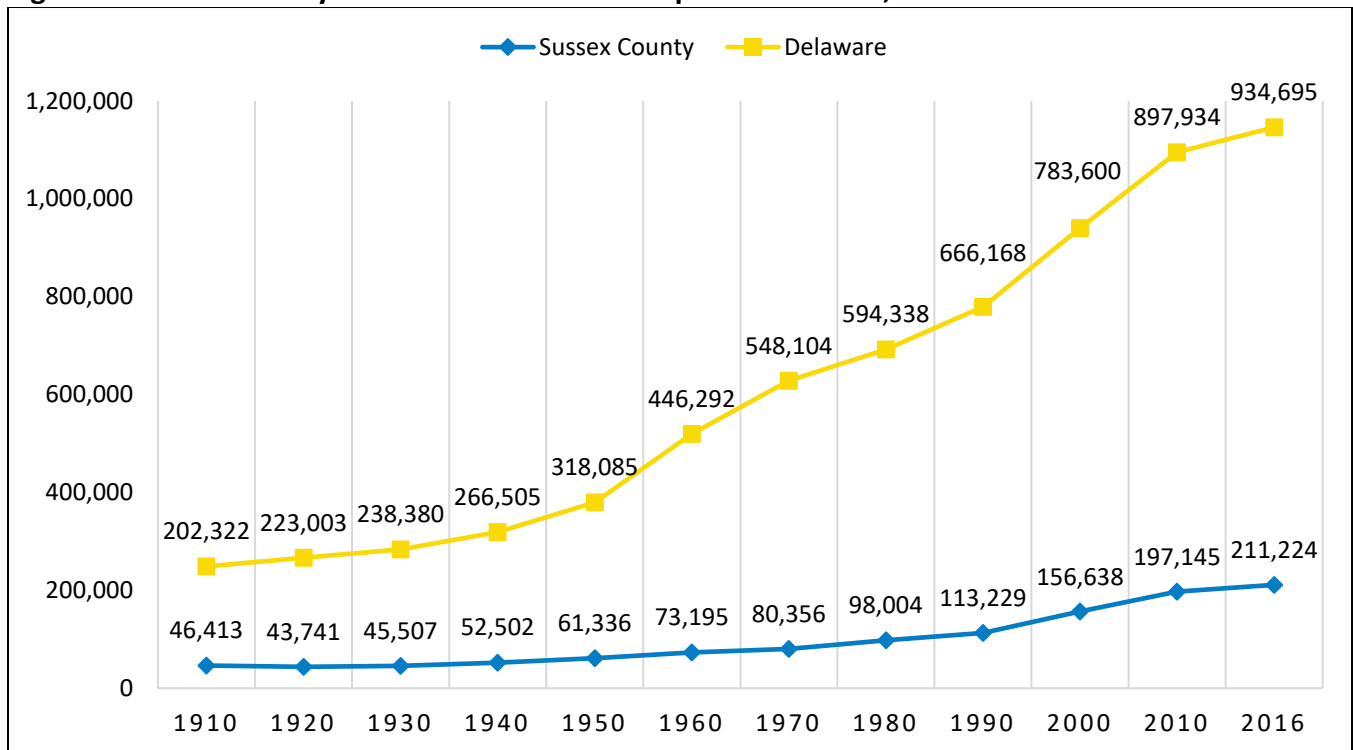
According to the 2012-2016 American Community Survey, the Town of Selbyville had an estimated population of 2,268 residents. This is a 4.7% increase from the 2010 U.S. Census population count of 2,167, but a notable 37.9% increase from the 2000 U.S. Census population count of 1,645. During the same period, Sussex County saw a 7.1% increase between 2010 and 2016 and a 34.8% increase between 2000 and 2016, while the State of Delaware saw a 4.1% increase between 2010 and 2016 and a 19.3% increase between 2000 and 2016. Figure 4 depicts the population trends for the Town of Selbyville since 1910. Figure 5 depicts population trends for Sussex County and the State of Delaware over the same period.

Figure 4. Town of Selbyville Population, 1910-2016



Source: U.S. Decennial Census 1910-2010; 2012-2016 American Community Survey

Figure 5. Sussex County and State of Delaware Population Trends, 1910-2016



Source: U.S. Decennial Census 1910-2010; 2012-2016 American Community Survey

POPULATION PROJECTIONS

In 2017, the Delaware Population Consortium developed population projections for each of the 57 municipalities in the State. Two series were provided for each municipality. The first series was based on the compound annual growth rates of population using the 2010 Decennial Census population as a base, which was then applied over the 2020-2050 time period. The second series is based on the 2011-2015 American Community Survey population estimates computed compounded annual growth rates, which were then applied over the 2015-2050 period.

Table 7 provides both projection series for the Town and County, along with projections for the State, which are developed on an annual basis using a different, more detailed methodology. The Table also provides information on how the population is estimated to change each decade, depending on the methodology chosen. Between 2010 and 2050, Selbyville's population is projected to increase 29.1% under the first method and 58.4% under the second. The County's population is projected to increase 29.3% under the first method and 32.4% under the second, while the State's population is projected to increase by 21.8%. Figure 6 also provides a graphical representation of Selbyville's projected population increase during the 2020-2050 period.

As shown in both Table 7 and Figure 6, the resulting Selbyville projections show a difference in population of approximately 635 persons by 2050. Due to this difference, it is important that Town officials are cognizant of which projection they are using when making decisions about the future. While the majority of the Census data is used for funding applications

Table 7. Population Projections, 2020-2050

	Selbyville				Sussex County				Delaware	
	Series 1 ¹	% Change	Series 2 ²	% Change	Series 1 ¹	% Change	Series 2 ²	% Change	No. ³	% Change
2010	2,167	-	2,167	-	48,578	-	48,578	-	899,778	-
2015	-	-	2,675	+23.4%	-	-	52,381	+7.8%	949,337	+5.5%
2020	2,466	+13.8%	2,964	+10.8%	55,431	+14.1%	56,944	+8.7%	989,665	+4.2%
2030	2,644	+7.2%	3,216	+8.5%	59,502	+7.3%	60,921	+7.0%	1,045,587	+5.7%
2040	2,736	+3.5%	3,345	+4.0%	61,510	+3.4%	62,968	+3.4%	1,078,927	+3.2%
2050	2,797	+2.2%	3,432	+2.6%	62,816	+2.1%	64,328	+2.3%	1,095,621	+1.5%

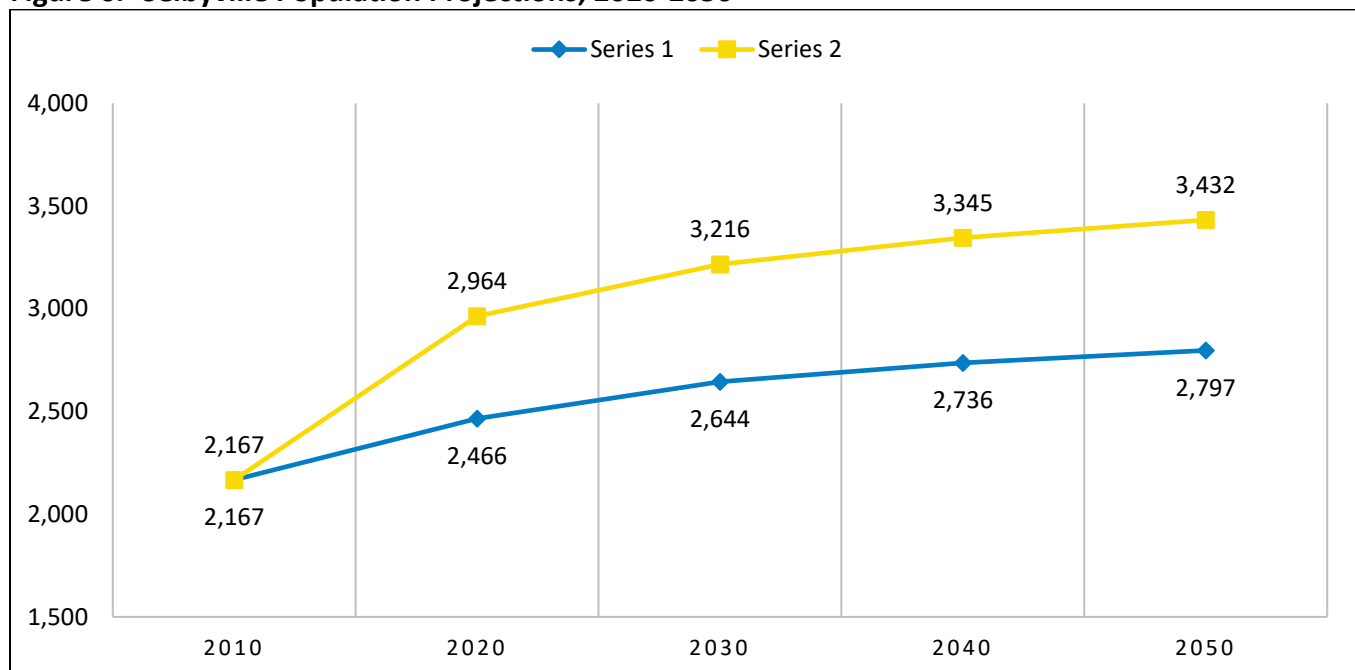
Source: Delaware Population Consortium, 2017

¹Series 1: Based on compound annual growth rates of population using 2010 Decennial Census population as base, applied over 2020-2050 time period.

²Series 2: Based on 2011-2015 American Community Survey population estimates computed compounded annual growth rates, applied over 2015-2050 time period.

³Delaware population estimates from detailed projection tables as published in annual population projections document.

Figure 6. Selbyville Population Projections, 2020-2050



Source: Delaware Population Consortium, 2017

Note: Series 1 based on compound annual growth rates of population using 2010 Decennial Census; Series 2 based on 2011-2015 American Community Survey population estimates computed compounded annual growth rates.

Table 8 compares Selbyville’s racial composition to that of Sussex County and the State. Table 9 summarizes changes in Selbyville’s racial composition from 2000 to 2010 and 2016. Selbyville is less racially diverse than either the County or the State. This is a trend that has become more prominent over the 2000-2016 period with large increases to the Town’s white population in both the 2000-2010 and 2010-2016 period. The Town saw decreases in its African American population in both time periods, decreases in its Asian population in the 2010-2016 period, and the elimination of its Native Hawaiian/Other Pacific Islander population in the 2000-2010 period. Although smaller in absolute numbers, the Town experienced over a 600% increase in its American Indian/Alaska Native population during the 2010-2016 period.

Table 8. Racial Composition of Selbyville, Sussex County, and State, 2016

Race	Selbyville		Sussex County		Delaware	
	No.	%	No.	%	No.	%
One Race	2,184	96.3%	206,681	97.8%	908,864	97.2%
White	1,905	84.0%	172,791	81.8%	647,002	69.2%
Black or African American	147	6.5%	26,428	12.5%	203,027	21.7%
American Indian & Alaska Native	80	3.5%	1,024	0.5%	3,494	0.4%
Asian	8	0.4%	2,414	1.1%	34,428	3.7%
Native Hawaiian & Other Pacific Islander	0	0.0%	148	0.1%	461	0.0%
Some Other Race	44	1.9%	3,876	1.8%	20,452	2.2%
Two or More Races	84	3.7%	4,543	2.2%	25,831	2.8%
White; Black or African American	55	2.4%	2,249	1.1%	11,812	1.3%
White; American Indian & Alaska Native	29	1.3%	788	0.4%	2,534	0.3%
White; Asian	0	0.0%	283	0.1%	3,679	0.4%
Black; American Indian & Alaska Native	0	0.0%	198	0.1%	1,532	0.2%
TOTALS	2,268	100.0%	211,224	100.0%	934,695	100.0%

Source: 2012-2016 American Community Survey

Table 9. Change in Selbyville’s Racial Composition, 2000-2016

Race	2000		2010		2016		% Change	
	No.	%	No.	%	No.	%	'00-'10	'10-'16
One Race	1,629	99.0%	2,120	97.8%	2,184	96.3%	+30.1%	+3.0%
White	1,199	72.9%	1,611	74.3%	1,905	84.0%	+34.4%	+18.2%
Black or African American	253	15.4%	239	11.0%	147	6.5%	-5.5%	-38.5%
American Indian & Alaska Native	0	0.0%	11	0.5%	80	3.5%	n/a	+627.3%
Asian	12	0.7%	43	2.0%	8	0.4%	+258.3%	-81.4%
Native Hawaiian & Other Pacific Islander	9	0.5%	0	0.0%	0	0.0%	-100.0%	n/a
Some Other Race	156	9.5%	216	10.0%	44	1.9%	+38.5%	-79.6%
Two or More Races	16	1.0%	47	2.2%	84	3.7%	+193.8%	+78.7%
TOTALS	1,645	100.0%	2,167	100.0%	2,268	100.0%	+31.7%	+4.7%

Source: 2000 & 2010 U.S. Census; 2012-2016 American Community Survey

Table 10 provides a summary of the Town’s population reporting Hispanic or Latino origin. The absolute number of people reporting Hispanic or Latino origin increased by 176 from 2000-2010, as did the percent change (increasing by 50.7%). The trend continued during the 2010-2016 period where the absolute number increased

by 143, or 27.3%. The overall percentage of population reporting Hispanic or Latino origin has steadily increased from a low of 21.1% in 2000 to a high of 29.4% in 2016.

Table 10. Selbyville Population Reporting Hispanic or Latino Origin, 2000-2016

Origin	2000		2010		2016		% Change	
	No.	Percent	No.	Percent	No.	Percent	'00-'10	'10-'16
Hispanic or Latino (of any race)	347	21.1%	523	24.1%	666	29.4%	+50.7%	+27.3%
Not Hispanic or Latino	1,298	78.9%	1,644	75.9%	1,602	70.6%	+26.7%	-2.6%
TOTALS	1,645	100.0%	2,167	100.0%	2,268	100.0%	+31.7%	+4.7%

Source: 2000 & 2010 U.S. Census; 2012-2016 American Community Survey

AGE

As Table 11 indicates, Selbyville's population is of about average age, compared to that of Delaware and Sussex County. The median age of Selbyville residents in 2010 was 40.7 years, compared to 45.4 countywide and 38.8 statewide. Selbyville residents slightly receded in age by 2016, where the median age decreased to 38.0, which was somewhat younger than the State's 39.6 and almost a full decade younger than the County's 47.6. The share of Selbyville's population 20 to 64 years of age (56.1% in 2000 and 57.5% in 2010) is fairly comparable to that of the County (56.8% in 2000 and 56.7% in 2010) during both 2000 and 2010, with both between 56-58% of the population falling in this category (the State's share was 59.2% in 2000 and 59.5% in 2010). In 2016, the share of Selbyville's population in the 20 to 64 years of age range was more closely aligned with that of the State, at 60.2% and 58.8% respectively, whereas the County's share in this range was 54.4%. During all three time periods, Selbyville had a greater share of its population under the age of 5 than either the County or State. The County has a greater share of its population aged 65 or older; however, Selbyville had a greater share of its population aged 65 or older than did the State, until 2016.

Table 11 also shows that Selbyville experienced some shifting in its age groups. During the 2000-2010 period, the greatest increases were seen in the 55-64, 45-54, and 20-24 year categories and the only loss was seen in the 85+ year category. During the 2010-2016 period, the greatest increases were seen in the under 5, 25-34, and 45-54 year categories and the greatest losses were seen in the 75-84 and 10-19 year categories. During the overall 2000-2016 period, the greatest increases were seen in the 45-54, under 5, 55-64, and 65-74 year categories and losses were seen in the 10-19, 75-84, and 35-44 year categories. The 85+ year category ended up experiencing no net change. Changing percentages in the under 5 years and 65 years and over groups should be watched and are important as these two age groups can result in the need for more specialized services.

In the County, losses were only experienced in the 35-44 year category, occurring during all three periods. The County's greatest increase in the 2000-2010 period was found in the 85+ year category; in the 65-74 year category in 2010-2016; and again in the 85+ year category during the overall 2000-2016 period. The State only experienced losses in the 35-44 year category during the 2000-2010 period and the overall 2000-2016 period, but experienced losses in several categories during the 2010-2016 period with the 35-44 year category experiencing the highest percentage losses. The State's greatest increase in the 2000-2010 period was found in the 55-64 year category; in the 65-74 year category in 2010-2016; and again in the 55-64 year category during the overall 2000-2016 period.

Table 11. Age Distribution, 2000-2016

	Age	2000		2010		2016		% Change		
		No.	Percent	No.	Percent	No.	Percent	'00-'10	'10-'16	'00-'16
Selbyville	Under 5 Years	129	7.8%	153	7.1%	219	9.7%	+18.6%	+43.1%	+69.8%
	5 – 9 Years	110	6.7%	148	6.8%	159	7.0%	+34.5%	+7.4%	+44.5%
	10 – 19 Years	195	11.8%	242	11.2%	162	7.2%	+24.1%	-33.1%	-16.9%
	20 – 24 Years	93	5.7%	138	6.4%	121	5.3%	+48.4%	-12.3%	+30.1%
	25 – 34 Years	243	14.8%	264	12.2%	360	15.9%	+8.6%	+36.4%	+48.1%
	35 – 44 Years	229	13.9%	248	11.4%	214	9.4%	+8.3%	-13.7%	-6.6%
	45 – 54 Years	195	11.9%	298	13.8%	405	17.9%	+52.8%	+35.9%	+107.7%
	55 – 64 Years	162	9.8%	297	13.7%	267	11.7%	+83.3%	-10.1%	+64.8%
	65 – 74 Years	150	9.1%	202	9.3%	235	10.4%	+34.7%	+16.3%	+56.7%
	75 – 84 Years	104	6.3%	143	6.6%	91	4.0%	+37.5%	-36.4%	-12.5%
	85 Years +	35	2.1%	34	1.6%	35	1.5%	-2.9%	+2.9%	0.0%
	TOTALS	1,645	100.0%	2,167	100.0%	2,268	100.0%	+31.7%	+4.7%	+37.9%
	Median Age	36.9		40.7		38.0				
Sussex Co.	Under 5 Years	9,009	5.8%	11,487	5.8%	11,600	5.5%	+27.5%	+1.0%	+28.8%
	5 – 9 Years	9,960	6.4%	11,077	5.6%	11,588	5.5%	+11.2%	+4.6%	+16.3%
	10 – 19 Years	19,730	12.6%	21,939	11.1%	21,950	10.4%	+11.2%	+0.1%	+11.3%
	20 – 24 Years	7,556	4.8%	10,173	5.2%	10,871	5.1%	+34.6%	+6.9%	+43.9%
	25 – 34 Years	17,811	11.4%	20,656	10.5%	22,061	10.4%	+16.0%	+6.8%	+23.9%
	35 – 44 Years	23,425	15.0%	22,219	11.3%	21,247	10.1%	-5.1%	-4.4%	-9.3%
	45 – 54 Years	21,312	13.6%	28,390	14.4%	27,537	13.0%	+33.2%	-3.0%	+29.2%
	55 – 64 Years	18,813	12.0%	30,134	15.3%	33,223	15.8%	+60.2%	+10.3%	+76.6%
	65 – 74 Years	17,091	10.9%	24,259	12.3%	31,575	14.9%	+41.9%	+30.2%	+84.7%
	75 – 84 Years	9,362	6.0%	12,669	6.4%	14,259	6.8%	+35.3%	+12.6%	+52.3%
	85 Years +	2,569	1.6%	4,145	2.1%	5,313	2.5%	+61.3%	+28.2%	+106.8%
	TOTALS	156,638	100.0%	197,145	100.0%	211,224	100.0%	+25.9%	+7.1%	+34.8%
	Median Age	41.1		45.4		47.6				
Delaware	Under 5 Years	51,531	6.6%	55,886	6.2%	55,611	5.9%	+8.5%	-0.5%	+7.9%
	5 – 9 Years	55,813	7.1%	56,486	6.3%	56,566	6.1%	+1.2%	+0.1%	+1.3%
	10 – 19 Years	110,906	14.2%	121,431	13.5%	117,854	12.6%	+9.5%	-2.9%	+6.3%
	20 – 24 Years	51,665	6.6%	62,867	7.0%	63,749	6.8%	+21.7%	+1.4%	+23.4%
	25 – 34 Years	108,840	13.9%	111,417	12.4%	122,685	13.1%	+2.4%	+10.1%	+12.7%
	35 – 44 Years	127,601	16.3%	116,087	13.0%	110,467	11.8%	-9.0%	-4.8%	-13.4%
	45 – 54 Years	103,999	13.3%	133,554	14.8%	129,801	13.9%	+28.4%	-2.8%	+24.8%
	55 – 64 Years	71,519	9.1%	110,929	12.3%	124,129	13.2%	+55.1%	+11.9%	+73.6%
	65 – 74 Years	56,415	7.2%	72,453	8.1%	90,854	9.7%	+28.4%	+25.4%	+61.0%
	75 – 84 Years	34,762	4.4%	41,080	4.6%	44,977	4.8%	+18.2%	+9.5%	+29.4%
	85 Years +	10,549	1.3%	15,744	1.8%	18,002	1.9%	+49.2%	+14.3%	+70.7%
	TOTALS	783,600	100.0%	897,937	100.0%	934,695	100.0%	+14.6%	+4.1%	+19.3%
	Median Age	36.0		38.8		39.6				

Source: 2000 & 2010 U.S. Census, 2012-2016 American Community Survey

EDUCATION

Table 12 compares Selbyville's educational attainment for the population 25 years or older with that of the County and State. As the table shows, Selbyville has a much higher percentage of residents who have not graduated from high school or received their graduate equivalency (GED) than the County or the State, while concurrently, the percentage of the population who have bachelor's degrees or other advanced degrees is also much lower as well. The percentage of Selbyville's population that are high school graduates with no other degrees is also much lower than those of the County or State, while the Town population with associate's degrees are higher than the County or State. It may be worthwhile to try and ascertain the underlying reason to see if there are any State, County, or local programs that could be instituted to try and reverse these trends, particularly for those not receiving high school diplomas, as there are studies showing a higher correlation between those without high school diplomas and higher rates of criminal activity and drug and alcohol abuse.

Table 12. Educational Attainment, 2016

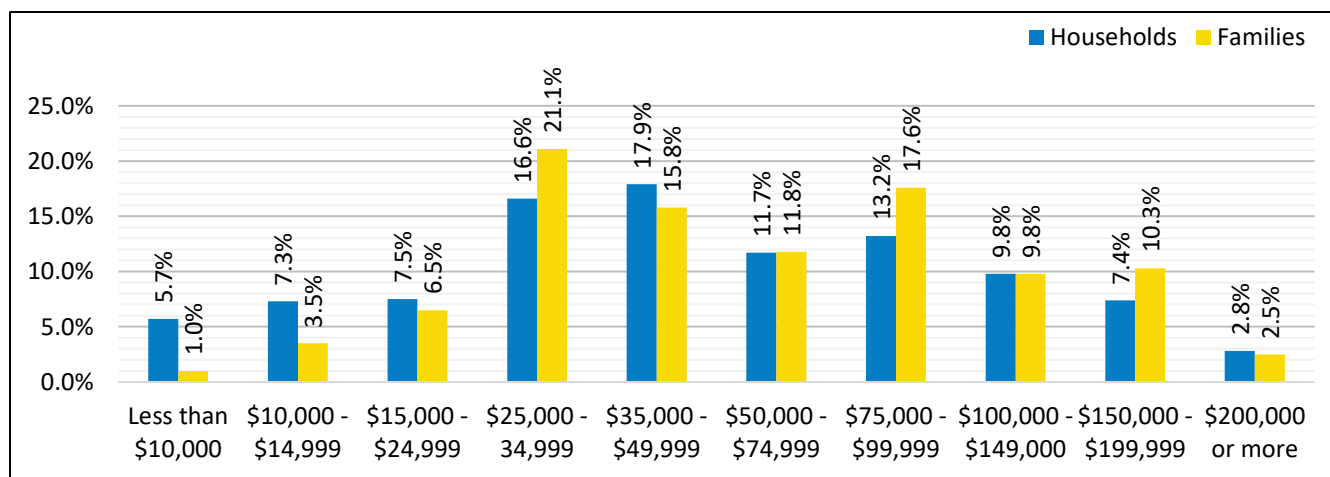
Educational Level	Selbyville		Sussex County		Delaware	
	Number	Percent	Number	Percent	Number	Percent
Not HS Graduates	351	21.9%	21,408	13.8%	71,746	11.2%
High School Graduate, No Degree	476	29.6%	82,611	53.2%	324,257	50.6%
Associate's Degree	248	15.4%	14,123	9.1%	49,591	7.7%
Bachelor's Degree or Greater	272	16.9%	37,073	23.9%	195,321	30.5%
TOTALS 25 YEARS OR OLDER	1,607	100.0%	155,215	100.0%	640,915	100.0%

Source: 2012-2016 American Community Survey 5-Year Estimates

INCOME & POVERTY

As of the 2012-2016 American Community Survey, Selbyville had a total of 836 households and 601 families as shown in Figure 7. Of those, 13.0% of households and 4.5% of families had annual incomes less than \$15,000, while 20.0% of households and 22.6% of families had incomes greater than \$100,000. The income range from \$15,000 to \$49,999 accounts for 42.0% of households and 43.4% of families. Households where income is between \$50,000 and \$99,999 account for 24.9%, while this income range accounts for 29.4% of families. The income range of \$35,000-\$49,999 accounts for the largest single income range for households (17.9%), whereas \$25,000-\$34,999 accounts for the largest single income range for families (21.1%). Table 13 shows the median household, family, and per capita income for Selbyville, Sussex County, the State of Delaware, and the nation.

Figure 7. Selbyville Income Ranges, 2016



Source: 2012-2016 American Community Survey

Table 13. Household, Family & Per Capita Annual Income, 2016

Income	Amount in Dollars			
	Selbyville	Sussex County	Delaware	United States
Median Household Income	\$45,132	\$54,218	\$61,017	\$55,322
Median Family Income	\$55,313	\$59,053	\$73,831	\$67,871
Per Capita Income	\$26,200	\$26,779	\$31,118	\$29,829

Source: 2012-2016 American Community Survey

According to the 2012-2016 American Community Survey, 8.0% of Selbyville families and 10.6% of its general population had incomes that fell below the poverty level as shown in Table 14. Close to 10% of families with a female head of household and nearly 10% of individuals under the age of 18 were considered to be living below the poverty level.

Table 14. Poverty in Selbyville, 2016

Description	Percent Below Poverty
Families	
All families	8.0%
With related children of the householder under 18 years	10.4%
With related children of the householder under 5 years	0.0%
Married couple families	5.9%
With related children of the householder under 18 years	0.0%
With related children of the householder under 5 years	0.0%
Families with female householder, no husband present	9.8%
With related children of the householder under 18 years	20.5%
With related children of the householder under 5 years	0.0%
All People	10.6%
Under 18 years	14.4%
18 years and over	9.5%
65 years and over	21.1%
People in families	9.2%
Unrelated individuals 15 years and over	17.9%

Source: 2012-2016 American Community Survey

Additional information on employment and unemployment, income, and poverty can be found in Chapter 6, Economic Development.

CHAPTER 5 HOUSING

The following chapter provides housing information for the Town. Most of the data from this section has been drawn from U.S. Census products, unless otherwise noted. It should also be noted that, due to possible sampling and survey error, the data contained in this section cannot be construed as an irrefutable measure of existing housing conditions.

The U.S. Census Bureau has also changed the method it uses to collect and disseminate much of its information. Beginning with the 2010 U.S. Decennial Census, the Census Bureau stopped distributing the traditional “long form” survey that historically provided housing data, published as Summary File 3 and Summary File 4. These included selected housing characteristics. These summary files have now been replaced by American Community Survey (ACS) data, which are available in one- and five-year estimates. It is again important to note that, as the population of an area becomes smaller, the accuracy of these estimates decrease. One-year estimates are available for states and counties; however, only five-year estimates are available for the smaller municipalities within Delaware (i.e. all towns except Wilmington, Dover, and Newark). The benefit of the five-year data is that they allow the Census Bureau to draw from a larger sample; however, the data is not as current.

PROFILE

The 2010 U.S. Census identified 913 housing units in the Town of Selbyville. Compared to the 2000 U.S. Census data, which listed 664 housing units, Selbyville added 249 units, or increased housing units by 37.5%. This was a greater percent change than either the State (18.3%) or the County (32.2%). The 2012-2016 American Community Survey identified 988 housing units, or an increase of 324 units since 2000, an increase of 48.8%. Table 15 shows the number of housing units and percent change from 1970 through 2016.

Table 15. Number of Housing Units, 1970-2016

Year	Selbyville		Sussex County		Delaware	
	No.	% Change	No.	% Change	No.	% Change
1970	383	-	34,287	-	180,233	-
1980	505	+31.9%	54,694	+59.5%	238,611	+32.4%
1990	590	+16.8%	74,253	+35.8%	289,919	+21.5%
2000	664	+12.5%	93,070	+25.3%	343,072	+18.3%
2010	913	+37.5%	123,036	+32.2%	405,885	+18.3%
2016	988	+8.2%	127,680	+3.8%	414,416	+2.1%

Source: U.S. Decennial Census (1970-2010); 2012-2016 American Community Survey

The Town offers a mix of housing types including detached single-family dwellings, detached single-family mobile homes, duplexes, townhouses, and multi-family dwellings. Table 16 provides the composition of housing stock within the Town in 2000, 2010, and 2016. The Town’s Zoning Ordinance provides for eight different residential zones, with densities ranging from 2.2 units to the acre in the R-3 and R-4 Zone to 12 units to the acre in the MR Zone (multi-family dwellings).

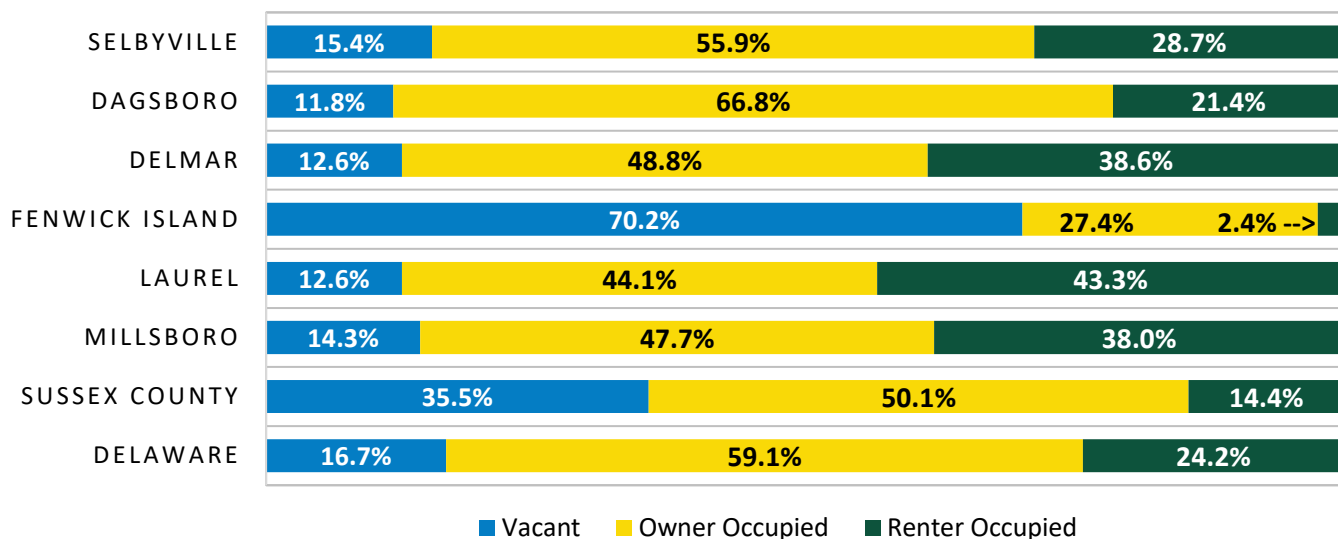
Table 16. Composition of Housing Stock, 2000-2016

Housing Type	2000		2010		2016		% Change		
	No.	%	No.	%	No.	%	'00-'10	'10-'16	'00-'16
Single-Family Detached	486	73.6%	678	71.2%	838	84.8%	+39.5%	+23.6%	+72.4%
Single-Family Attached	18	2.7%	19	2.0%	41	4.1%	+5.6%	+115.8%	+127.8%
2-Family/Duplex	11	1.7%	22	2.3%	6	0.6%	+100.0%	-72.7%	-45.5%
Townhouse	5	0.8%	13	1.4%	27	2.7%	+160.0%	+107.7%	+440.0%
Multi-Family	72	11.0%	79	8.3%	62	6.2%	+9.7%	-21.5%	-13.9%
Mobile Home	68	10.3%	141	14.8%	14	1.4%	+107.4%	-90.1%	-79.4%
Totals	660	100.0%	952	100.0%	988	100.0%	+44.2%	+3.8%	+49.7%

Source: 2000 U.S. Census, 2006-2010 & 2012-2016 American Community Survey

OCCUPANCY

Out of the 988 housing units in Selbyville listed in the 2012-2016 American Community Survey, 836 units (or 84.6%) of those are occupied. Figure 8 compares the proportion of vacant units, owner-occupied units, and renter-occupied units in the Town of Selbyville with those of the County, State, and other selected nearby towns. As illustrated in Figure 8, Selbyville's rate of owner-occupancy was higher than other towns except for Dagsboro and the State as a whole. The renter-occupancy was lower than all but Dagsboro, the County, and the State. Selbyville's vacancy rate was also higher than all but Fenwick Island, the County, and State.

Figure 8. Ownership & Vacancy Rates, 2016

Source: 2010 U.S. Census

HOUSEHOLD SIZE

Selbyville's average owner-occupied household size increased from 2.43 in 2000 to 2.67 in 2010 and then decreased to 2.37 in 2016; average renter-occupied household size increased from 3.18 in 2000 to 3.40 in 2010 and then stayed fairly steady at 3.39 in 2016. Both the County and State had slight decreases in average owner-occupied household sizes between 2000 and 2010 before increasing again in 2016. The County saw an increase in average renter-occupied household size between 2000 and 2010 before staying fairly steady at 2.70 in 2016; whereas, the State saw an increase over the three periods from 2.37 in 2000 to 2.54 in 2016. Statistically, owner-occupied units tend to have smaller households, while renter-occupied units tend to have larger households (average 3.20 persons).

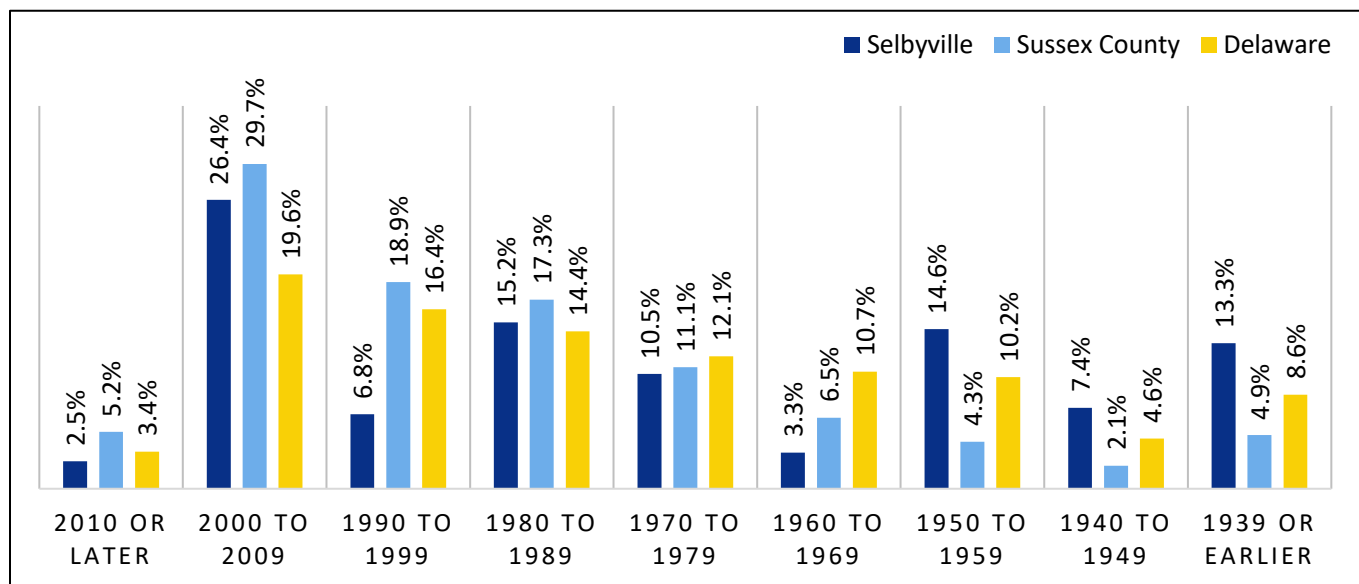
Table 17. Average Household Size

Jurisdiction	Owner-Occupied			Renter-Occupied		
	2000	2010	2016	2000	2010	2016
Selbyville	2.43	2.67	2.37	3.18	3.40	3.39
Sussex County	2.41	2.37	2.43	2.60	2.72	2.70
Delaware	2.61	2.58	2.64	2.37	2.48	2.54

Source: 2000 U.S. Census; 2006-2010 & 2012-2016 American Community Survey

HOUSING AGE

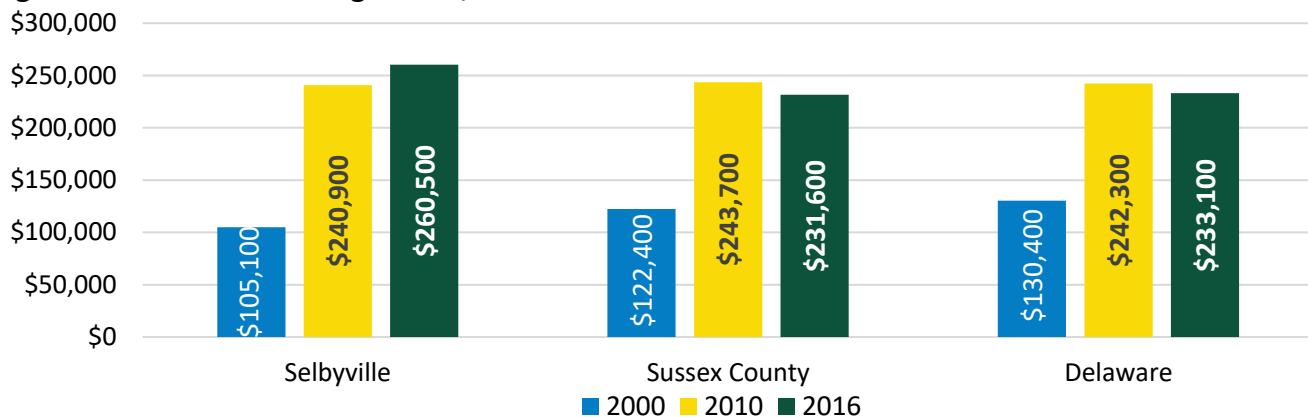
In Selbyville, 28.9% of the housing stock (286 units) has been built since 2000, 50.9% since 1980 (503 units), and 79.3% since 1950 (784 units). Housing units built prior to 1940 make up about 13.3% (131 units) of the Town's stock. Selbyville showed an upwards trend in the number of homes being constructed beginning in the 1960s, which continued through the 1980s. There was a very significant construction period during the 2000-2009 period when over 25% of the Town's housing stock was built, but this trend has not continued into the current decade according to Census data. It should be noted that those structures built prior to 1968 now meet the age eligibility criteria for listing on the National Register of Historic Places. Approximately 38.6% of Selbyville's housing structures would meet this age criteria. Additional information on this topic can be found in Chapter 11, Historic & Cultural Resources. Both Sussex County and the State had large periods of growth from the 1990s onward, especially the County in the 2000-2009 period; however, neither the State nor County experienced the same level of growth as the Town prior to 1960.

Figure 9. Housing Units by Age, 2016

Source: 2012-2016 American Community Survey

AFFORDABILITY & CHALLENGES

Compared to Sussex County and the State of Delaware, housing values in Selbyville were higher in 2016, by approximately \$28,900 and \$27,400, respectively. The median value of all housing units in Selbyville in 2016 was \$260,500, according to the 2012-2016 American Community Survey 5-Year Estimates. In comparison, the median housing value in Sussex County was \$231,600 and in Delaware was \$233,100. Also of interest, Selbyville saw an overall increase in housing values (+8.1%) between 2010 and 2016, while both Sussex County (-5.0%) and the State (-3.8%) saw slight decreases during the same 5-year time period.

Figure 10. Median Housing Values, 2000-2016

Source: 2012-2016 American Community Survey 5-Year Estimates

The 2015-2020 Delaware Housing Needs Assessment, although not specific to the Town of Selbyville, noted that the East Sussex housing market is the fastest growing and most expensive market in the State. The assessment identified the following as the most significant issues for the market:

- With almost half the population over the age of 55, the housing needs of older adults will be important to address. This includes retrofitting existing structures so that older adults can age in their homes if and when they develop mobility impairments and encouraging new home construction to incorporate universal design and other aging-in-place standards. As baby boomers age, supportive services and access to public transit will also become important. Finally, older homeowners tend to be at a higher risk of predatory lending practices, including some forms of reverse mortgage lending that can be mitigated through training programs and oversight of local lending activity.
- With high demand for coastal and near-coastal real estate, East Sussex is the most expensive market in Delaware and has a shortage of housing affordable to low- and moderate-income households. Increasing the supply of housing affordable to households earning less than 80% of area median income (AMI), through incentives and existing housing programs, will diversify the housing market.
- The high cost of housing poses a challenge to the local economy, which relies on service-based industries with lower pay than average. It can be difficult to find qualified workers when there is a limited supply of housing affordable to those workers, requiring lengthy commutes to more affordable housing farther west. Ensuring there is an adequate supply of workforce housing within a reasonable commute of coastal employment centers and manufacturing facilities will support the local economy.
- Given that East Sussex is the wealthiest and least racially diverse area in the State and is slated to add thousands of new units in the coming years, it will be important for the State and County to address fair housing issues that may arise due to market conditions, where more expensive real estate in coastal communities may unintentionally concentrate low income minority communities within specific and potentially isolated areas.

Table 18. Selbyville Housing Challenges, 2016

Challenge	Selbyville		Sussex Co.		Delaware	
	No.	%	No.	%	No.	%
Overcrowded Units ¹	32	3.8%	1,426	1.7%	4,806	1.4%
Severely Overcrowded Units ²	11	1.3%	313	0.4%	1,137	0.3%
Units lacking complete kitchen/plumbing facilities ³	0	0.0%	557	0.7%	2,910	0.8%
Cost Burdened Renters ⁴	138	50.5%	7,907	48.7%	46,126	49.5%
Cost Burdened Owners ⁴	144	42.8%	16,464	25.6%	60,783	24.8%

Source: 2012-2016 American Community Survey; Notes: ¹Overcrowded units are those occupied housing units that the ACS reports as having 1.01 to 1.50 occupants per room; ²Severely Overcrowded Units are those housing units that the ACS reports as having 1.51 or more occupants per room; ³Units lacking complete kitchen or plumbing facilities are only reporting those that were occupied at the time of the 2012-2016 ACS; ⁴A household is considered cost burdened if selected monthly housing costs (such as rent and utilities for renters and mortgage, taxes, and insurance for owners) are greater than 30% of income.

According to the 2012-2016 American Community Survey, Selbyville had 32 housing units (3.8%) that were considered overcrowded, meaning that there were 1.01 to 1.50 occupants per room reported for occupied housing units. While both the County and State had thousands of units meeting this criteria, the percentages were each under 2%; Selbyville's was more than twice that amount. Selbyville had an additional 11 units (1.3%) considered to be severely overcrowded, meaning 1.51 or more occupants per room, again well over the County and State percentages at approximately three times their percentages. No units in Selbyville reported lacking complete kitchen (consisting of a sink, kitchen, and stove) or plumbing (consisting of a sink, toilet, and bathtub or shower) facilities. Selbyville did have more than 50% of its rental population reporting that 30% or more of their income was spent on selected monthly housing costs.

This percentage was only slightly higher than that of the County (48.7%) and the State (49.5%). Selbyville also had 43% of its owner-occupied households reporting that 30% or more of their income was spent on selected monthly housing costs. This percentage was much greater than the County (25.6%) and the State (24.8%). Cost burden captures the idea that households have other costs and paying more than 30% on housing restricts the amount that a household can spend on other necessities.

HOUSING REHABILITATION & RELATED ASSISTANCE

There are a number of programs available that either address the quality and condition of housing stock or work to preserve the affordable nature of housing stock. Although not a comprehensive list, several of these programs are outlined below.

- **COMMUNITY DEVELOPMENT AND BLOCK GRANT (CDBG) PROGRAM** | The Sussex County Community Development & Housing (CD&H) Department administers the U.S. Housing and Urban Development Department's (HUD) CDBG Program. According to HUD, the program's objectives are to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low to moderate income. The program also requires that the home must be the primary residence of the homeowner, and the homeowner must be a permanent resident of Sussex County. Through the County's CDBG Program Guidelines, the County adheres to the federal and state requirements associated with the Uniform Relocation Act (URA) if relocation of housing applicable. With this Program, the County enters into a Programmatic Agreement with the National Advisory Council on Historic Preservation and the State Historic Preservation Office (SHPO) to ensure that the integrity of historic properties is maintained during CDBG eligible activities.

The primary goal of the CDBG program is to preserve housing stock. By rehabilitating substandard homes, it ensures the affordability of those homes in the future. The Delaware Statewide Needs Assessment classifies a substandard home as one that is deficient in at least two structural systems and in need of substantial rehabilitation in order to make them structurally sound, safe, and habitable.

The CD&H Department applies for funding on behalf of local municipalities who request assistance from the County. Funding is funneled through the Delaware State Housing Authority who receives CDBG funds directly from HUD since the County is not currently an Entitlement Community. Selbyville has applied for funding through the CDBG program several times with success and several repairs/rehabilitations have been completed as a result.

- **HOME INVESTMENTS PARTNERSHIP PROGRAM (HOME)** | The CD&H Department administers HUD's HOME Program. HOME provides formula grants to states and local governments to fund a wide range of activities, including building, buying, and/or rehabilitating affordable housing. It is designed exclusively to create affordable housing for low-income households. The program is offered statewide by DSHA and provides financial assistance to affordable housing providers. For Sussex and Kent County governments, DSHA requires that HOME funds are earmarked for owner-occupied housing rehabilitation projects.

- **HOUSING PRESERVATION GRANT (HPG) PROGRAM** | The CD&H Department administers USDA's HPG Program to renovate owner-occupied units. It is a competitive grant that provides for the rehabilitation of homes for those with low incomes. Eligibility for HPG funding requires that the home be owner-occupied. The USDA specifies that "low income" is defined as income between 50% - 80% AMI and "very low income" is defined as income less than 50% AMI. The County focuses this funding on very low-income households. It is primarily used for small, owner-occupied housing rehabilitations and handicap accessibility.
- **SUSSEX COUNTY EMERGENCY REPAIR PROGRAM** | Sussex County Council provides Emergency Rehabilitation Funds to households in need of emergency housing repairs. Funding is prioritized for those individuals with disabilities, individuals 65 years of age or older, households at or below 30% AMI, and veterans. Some uses of the funding include repair or replacement of damaged pipes, creation of handicap ramps, heater repair or replacement, installation or repair of water pumps, installation or repair of roofs, shower accessibility, and electrical work.

GOALS & RECOMMENDATIONS

GOALS

- 5-1 | Support all the services that contribute to Housing rehabilitation programs
- 5-2 | Continue to support a balanced range of housing types, to include workforce housing and home ownership opportunities
- 5-3 | Ensure existing housing units are code compliant for safe occupancy, whether rented or owned.

RECOMMENDATIONS

- 5-1 | Work with Delaware State Housing Authority and local developers for opportunities to provide work force housing options while preserving the character of the Town.
- 5-2 | Assist Sussex County with educational awareness and promotion of local rehabilitation programs for older housing stock.
- 5-3 | Ensure the Code enforcement program involves proactive communication with the tenants and property owners for code compliance, occupant safety and preservation of the Community

CHAPTER 6 ECONOMIC DEVELOPMENT

Economic development, broadly defined, refers to the creation of local wealth creation, seen through growth in jobs, income, and investment and supported by improvements in the social, built, and natural environments. This chapter addresses the future of Selbyville's economy and includes policies and actions designed to enhance the Town's competitive advantages. It includes the overarching goals of attracting new businesses, retaining and expanding existing businesses, and creating conditions for productive investment in areas of the Town that have suffered from disinvestment or a lack of investment.

EMPLOYMENT

The 2012-2016 American Community Survey indicated there were 1,811 residents in Selbyville that were 16 years and over (employable). Of these, 1,235, or 68.2%, are actually in the labor force. By age group, the largest employed group consists of residents 25 to 54 years, with 881 employed and 82 unemployed. This age range is 54.1% of the employable population.

Of the 576 residents not in the labor force, 315 or 17.4% come from age groups 65 years and older. Table 19 provides information regarding the age and gender of those employed and unemployed in Selbyville.

Table 19. Selbyville Employment Status by Age and Gender, 2016

	Total	Male	Female		Total	Male	Female
Population 16 & over	1,811	810	1,001	Population 55 to 59	130	48	82
In labor Force	1,235	616	619	In labor Force	95	31	64
Armed forces	0	0	0	Armed forces	0	0	0
Civilian labor force	1,235	616	619	Civilian labor force	95	31	64
Employed	1,195	592	603	Employed	95	31	64
Unemployed	40	24	16	Unemployed	0	0	0
Not in labor force	576	194	382	Not in labor force	35	17	18
Population 16 to 19	83	16	67	Population 60 to 64	137	79	58
In labor Force	39	11	28	In labor Force	47	26	21
Armed forces	0	0	0	Armed forces	0	0	0
Civilian labor force	39	11	28	Civilian labor force	47	26	21
Employed	35	7	28	Employed	47	26	21
Unemployed	4	4	0	Unemployed	0	0	0
Not in labor force	44	5	39	Not in labor force	90	53	37
Population 20 to 24	121	19	102	Population 65 to 69	124	55	69
In labor Force	111	19	92	In labor Force	22	16	6
Armed forces	0	0	0	Employed	6	0	6
Civilian labor force	111	19	92	Unemployed	16	16	0
Employed	111	19	92	Not in labor force	102	39	63
Unemployed	0	0	0	Population 70 years +	237	91	146
Not in labor force	10	0	10	In labor Force	24	19	5
Population 25 to 54	979	502	477	Employed	20	15	5
In labor Force	897	494	403	Unemployed	4	4	0
Armed forces	0	0	0	Not in labor force	213	72	141
Civilian labor force	897	494	403				
Employed	881	494	387				
Unemployed	16	0	16				
Not in labor force	82	8	74				

Source: 2012-2016 American Community Survey

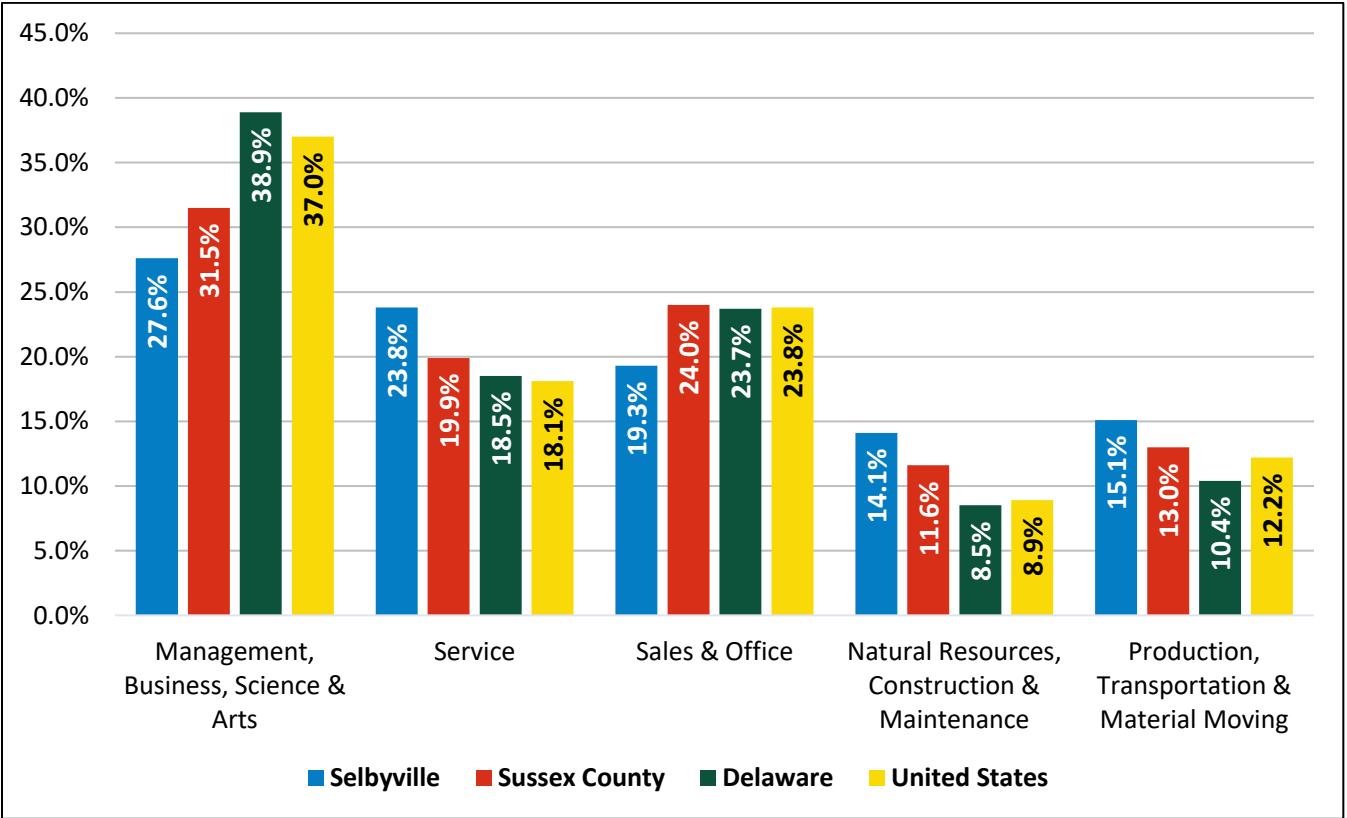
Out of the 1,235 residents in the civilian labor force, there are a total of 40 residents who are unemployed as shown in the table above. The Town’s unemployment rate, based on these statistics (population of unemployed divided by the population of the civilian labor force) is 3.2%. Forty percent (16 people) of the unemployed population fall into the 25 to 54 year age range.

ECONOMIC BASE & LABOR MARKET

The 2012-2016 American Community Survey shows that the occupations Selbyville’s residents hold differ from Sussex County, State of Delaware, and national percentages. The percent of service occupations are higher, while the management, business, science, and arts occupation percentages are less. Sales and office occupation percentages are somewhat lower, while occupations in natural resources, construction and maintenance and production, transportation and material moving exhibit slightly higher percentages, but relatively similar to the County, State, and nation.

Over 27% of Town residents are employed in management, business, science and arts occupations. Just under 24% are employed in service occupations, while just over 19% are employed in sales and office occupations. Another 15% are employed in production, transportation and material moving occupations, while the remaining 14% are employed in natural resources, construction and maintenance occupations. Figure 11 shows the percentages employed in these occupations and how they compare to the County, State, and nation.

Figure 11. Employment by Occupation, 2016



Source: 2012-2016 American Community Survey

Table 20 provides information on the industries that employ Selbyville residents. The majority of residents are employed in either the manufacturing, construction, education services, health care and social assistance, or arts, entertainment, recreation, accommodation or food services industries.

Table 20. Employment by Industry, 2016

Industry	No.	%
Manufacturing	210	17.6%
Construction	180	15.1%
Educational services, health care & social assistance	173	14.5%
Arts, entertainment, recreation, accommodation & food services	155	13.0%
Professional, scientific, management, administrative & waste management	94	7.9%
Retail Trade	78	6.5%
Finance, insurance, real estate, rental & leasing	72	6.0%
Transportation, warehousing & utilities	55	4.6%
Public administration	45	3.8%
Wholesale Trade	42	3.5%
Other services	42	3.5%
Information	38	3.2%
Agriculture, forestry, fishing, hunting & mining	11	0.9%
TOTAL	1,195	100.0%

Source: 2012-2016 American Community Survey

As shown above, there were 1,195 people employed in Selbyville in 2016, comprising approximately 96.8% of the civilian non-institutional residents over the age of 16. This percentage is slightly more than the County, State, or nation. In addition, the labor force participation rate for the female population of Selbyville is slightly higher as well, while the overall unemployed population and female unemployed population is lower.

Table 21. Comparison of Labor Force Statistics, 2016

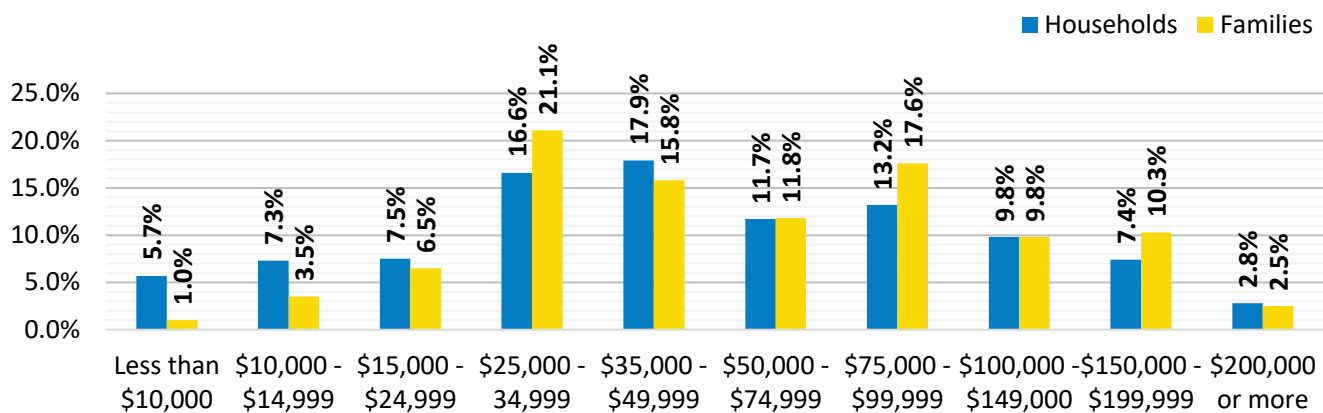
	Selbyville No.	Selbyville %	Sussex Co. %	Delaware %
Total Population	2,268	100.0%	100.0%	100.0%
Population, 16+ years	1,811	79.9%	82.5%	80.6%
Female Population, 16+ years	1,001	77.7%	51.9%	52.2%
Civilian Labor Force (participation rate) ¹	1,235	68.2%	56.7%	62.7%
Female, Civilian Labor Force	619	61.8%	52.4%	59.2%
Employed (% civilian labor force 16+)	1,195	96.8%	92.9%	92.9%
Female, Employed	603	97.4%	92.7%	93.4%
Unemployed (% civilian labor force 16+)	40	3.2%	7.1%	7.1%
Female, Unemployed	16	2.6%	7.3%	6.6%

¹Civilian labor force is the sum of civilian employment and unemployment (i.e. not members of the Armed Services) who are age 16 or older and not in institutions such as prisons, mental hospitals, or nursing homes. To obtain the participation rate, this sum is divided by the total civilian population that is aged 16 or older.

INCOME & POVERTY

As of the 2012-2016 American Community Survey, there were a total of 836 households. About 13%, or 109 households, had an annual income below \$15,000. About 20%, or 167 households, had an annual income greater than \$100,000. The income range from \$15,000 to \$49,999 accounted for 42.0% of households (352). Households where income was between \$50,000 and \$99,999 accounted for 24.9% (208). The income range of \$35,000 to \$49,999 accounted for the largest single income range with 150 households (17.9%).

The 2012-2016 American Community Survey also reported a total of 601 families. About 1%, or 6 families, had an annual income below \$15,000. About 22.6%, or 136 families, had an annual income greater than \$100,000. The income range from \$15,000 to \$49,999 accounted for 43.4% of families (261). Families where income was between \$50,000 and \$99,999 accounted for 29.4% (177). The income range of \$25,000 to \$34,999 accounted for the largest single income range with 127 families (21.1%).

Figure 12. Selbyville Income Ranges, 2016

Source: 2012-2016 American Community Survey

Table 22. Household, Family & Per Capita Annual Income, 2016

Income	Amount in Dollars			
	Selbyville	Sussex County	Delaware	United States
Median Household Income	\$45,132	\$54,218	\$61,017	\$55,322
Median Family Income	\$55,313	\$59,053	\$73,831	\$67,871
Per Capita Income	\$26,200	\$26,779	\$31,118	\$29,829

Source: 2012-2016 American Community Survey

According to the 2012-2016 American Community Survey, 8.0% of Selbyville families and 14.4% of its general population had incomes that fell below the poverty level as shown in the table below. Close to 10% of families with a female head of household and over 14% of individuals under the age of 18 were considered to be living below the poverty level.

Table 23. Poverty in Selbyville, 2016

	Percent Below Poverty
Families	
All families	8.0%
With related children of the householder under 18 years	10.4%
With related children of the householder under 5 years	0.0%
Married couple families	5.9%
With related children of the householder under 18 years	0.0%
With related children of the householder under 5 years	0.0%
Families with female householder, no husband present	9.8%
With related children of the householder under 18 years	20.5%
With related children of the householder under 5 years	0.0%
All People	10.6%
Under 18 years	14.4%
18 years and over	9.5%
65 years and over	21.1%
People in families	9.2%
Unrelated individuals 15 years and over	17.9%

Source: 2012-2016 American Community Survey

Selbyville is a small town in an agricultural setting. The main source of income for area farmers include chickens, hogs, corn, and soybeans. Poultry processing is the largest business in the Town. Selbyville continues to grow steadily; however, it clings to its small town atmosphere.

There are over 100 smaller companies in Town with workforces ranging from 1 to 50 employees. Small entrepreneurial firms have also located in Selbyville's 35-acre industrial park. There are no current vacancies or plans for expansion, given that it borders the Delaware-Maryland state border, Route 113, and downtown Selbyville. Fiber optics have been installed to the park, which helped to secure 250 jobs.

The top employers located within the Town limits are:

- Mountaire of Delmarva – Poultry Processing
- Town of Selbyville – Government
- School District – Government

Businesses take multiple factors into consideration when seeking a location. Typical business location factors include:

- Location – access to customers/markets, suppliers, and transportation facilities;
- Facilities – buildings, land, office space, water, sewer, and transportation and telecommunication infrastructure;
- Business costs – cost of facilities, labor, taxes, and energy;
- Finances – availability and cost of capital, community/state economic development resources;
- Workforce – availability of workforce, cost, skill levels, and productivity;
- Business climate – permitting, regulations, zoning, government responsiveness;
- Knowledge resources – training resources, universities, colleges, research parks, labs;
- Business resources – networking, trade associations, training, exporting, procurement resources; and
- Quality of life – cost of housing, quality of schools, low crime rates, and recreation and cultural amenities.

DOWNTOWN SELBYVILLE

Like many older towns, Selbyville maintains its original “Town Center” retail stores located on Church and Main Streets. The Town is also home to a number of service and retail outlets, several specialty grocery delicatessens serving the Spanish-speaking population, and retail furniture stores serving design-oriented clients. The area will continue to grow in popularity by attracting more beach traffic customers as well as customers from across the Maryland border.

If the downtown area is going to grow, more emphasis needs to be made as most new retailers want to locate in the high traffic area of Route 113. The downtown area is more suited to smaller specialty stores such as antique, specialty foods, and craft stores that historically do well in downtown areas.

BROWNFIELDS

Brownfields are real property that may be vacant, abandoned, or underutilized as a result of a reasonably-held belief that they may be environmentally contaminated (7 Del.C. §9103(3)). Productive use of these idle properties provides “new” areas for economic development, primarily in former industrial/urban areas with existing utilities, roads, and other infrastructure. DNREC encourages the development of brownfields and can provide grant funding and other assistance when investigating and remediating brownfield sites.

The Delaware Brownfields Marketplace is an interactive database that contains a list of market-ready brownfield sites throughout the State. This is maintained by DNREC's Remediation Section and further information can be located at: <http://www.dnrec.delaware.gov/dwhs/SIRB/Pages/Brownfields.aspx>.

The inventory is designed to make it easier for potential buyers and developers to locate available brownfield properties. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and helps to create jobs for Delaware citizens, while preserving the State's precious green space and natural resources.

Once obtaining owner approval, to add sites within the Town to the Marketplace or to determine if any sites within Selbyville are brownfields, DNREC's Remediation Section can be consulted.

At this time, there is currently there is currently one DNREC Remediation site (formerly known as a SIRS site) inside the town boundaries, identified internally as DE-1660 "Former Selbyville Food Rite." This site has successfully gone through the Brownfields program and has been placed in Long Term Stewardship. Further information on this site may be accessed through Delaware's Environmental Navigator, using the link below:

<http://www.nav.dnrec.delaware.gov/DEN3/Detail/FacilityDetail.aspx?id=10025993>

GOALS & RECOMMENDATIONS

GOALS

- 6-1 | Maintain, preserve, and improve the unique small Town character by continuing to promote neighborhood businesses and larger employers.
- 6-2 | Continue ongoing communication with the leading employers.
- 6-3 | Improve and attract larger commercial businesses around the DuPont Boulevard corridor.
- 6-4 | Provide support for the Downtown Businesses for redevelopment and encourage façade improvements to the structures.
- 6-5 | Expand the business / light manufacturing businesses with a professional park planned area.
- 6-6 | Consider neighborhood businesses along Route 54 to serve the large population growth on the eastern side of Town.

RECOMMENDATIONS

- 6-1 | Create a highway gateway welcoming larger businesses for new development and redevelopment along DuPont Boulevard.
- 6-2 | Maintain and encourage infill neighborhood businesses in the downtown area to ensure a walkable destination.
- 6-3 | Work with the Sussex County Economic Development and local Chamber of Commerce to promote vacant structure and properties for potential redevelopment and new development.
- 6-4 | Research expansion opportunities or new locations for the professional park for businesses and light manufacturing.

CHAPTER 7 TRANSPORTATION

This chapter provides an inventory of the transportation system in Selbyville and identifies issues that may need to be addressed. It details planned transportation improvements and makes recommendations to foster mobility for residents and visitors using all modes of travel found in Selbyville's transportation network.

ROAD NETWORK

Selbyville currently maintains miles of roadway within Town borders. Selbyville does have several State-maintained roadways within Town limits; therefore, the Town works closely with the Delaware Department of Transportation on development entrance and exit locations, roadway improvements, and any needed traffic studies. State-maintained roadways located within Town are:

Baker Road	Gumboro Road
Bethany Road	Hosier Street Ext.
Cemetery Road	Hudson Road
Church Street	Lynch Road
Cypress Road	Main Street
DuPont Boulevard (Rt. 113)	Parker Road
Lighthouse Road	Pepper Road

- **US ROUTE 113** | Selbyville is divided on a north/south axis by Route 113, a divided, four-lane highway.
- **STATE ROUTE 54** | Route 54 meanders through the Town, creating an east/west split, with one travel lane in each direction and a parking lane on each side. It can handle local traffic, but as a major access route to local beach resorts, it is stressed by tourist traffic during the summer.
- **STATE ROUTE 17** | Route 17 runs somewhat parallel with Route 54 as it enters Selbyville. The two-lane road provides a northeast route to Roxana, Millville, Ocean View, and Bethany Beach via Route 26. With Town intervention, sidewalks were installed between Phillip Showell Elementary School and Selbyville Middle School along this road. It has also been widened with bike lanes on each side of the road.
- **CHURCH STREET** | Church Street is the Town's main traffic carrier connecting Routes 113 and 54, comprised of a travel lane in each direction and a single parking lane. In the Town Center, decorative sidewalks and lighting were installed as improvements for the business area.

As part of the entrance approval process with the Department of Transportation, all new development projects must obtain approvals on any State-maintained roadways.

CORRIDOR CAPACITY PRESERVATION PROGRAM

In 1996, the Delaware General Assembly passed legislation (Delaware Code, Title 17, Section 145), enabling DelDOT to develop a program to protect corridors serving "predominantly statewide and/or regional travel" in the State. The law established a roadway nomination process and called for nominations through DelDOT's Statewide Long Range Transportation Plan. Four corridors were identified for the program including SR 48, SR 1, US 113, and US 13.

The program has five primary goals:

- *maintain* a road's ability to handle traffic safely and efficiently;
- *minimize* the impacts of increased economic growth;
- *preserve* the ability to make future improvements;
- *prevent* the need to build an entirely new road; and
- *sort* local and through traffic.

In addition to these goals, the program is designed to maintain the regional significance and intended function of existing designated routes. The social, environmental, and economic benefits gained through a management and preservation program outweigh the impacts associated with the construction of a new route using a new alignment. The Program works by using the following methods:

- **IDENTIFY BEST FUTURE DESIGN** | An overall approach for the corridor is developed that considers the locations of existing and future intersections or interchanges, driveways, service roads, environmental constraints, and County land use plans. This approach becomes the basis for decisions regarding the management and improvement of the roadway, including entrance applications.
- **REVIEW PERMITS** | Counties and local governments submit rezoning, subdivision, and entrance permit applications that DeIDOT reviews for consistency with corridor capacity preservation plans.
- **COORDINATE ACTIONS** | To ensure efforts are mutually supportive, DeIDOT coordinates actions with County and local government comprehensive plans.
- **MANAGE ACCESS** | DeIDOT works with property owners to find alternative access to their property other than directly onto the corridor. Access management seeks to limit the number of points where vehicles enter and exit highways to existing intersections or as few intersections as possible, in order to reduce congestion and increase safety.
- **REFINE SITE DEVELOPMENT PLANS** | DeIDOT works with property owners to achieve a site design that conforms to the Corridor Capacity Preservation Program and meets the goals of both the owners and the program.
- **PURCHASE ACCESS RIGHTS** | DeIDOT can purchase access rights from a property owner. The property owner retains the ability to develop the property and pursue alternate access.
- **PURCHASE DEVELOPMENT RIGHTS** | If necessary, DeIDOT can purchase the development rights attached to a property without purchasing the property outright. For example, a farm owner could be paid to permanently restrict his property for agricultural use. The property would continue to generate a low level of traffic and the farm owner is able to preserve its current use, while still maintaining ownership.
- **PURCHASE PROPERTY** | DeIDOT can also preserve capacity by purchasing property, in whole or in part, to ensure that it is available for any necessary transportation improvements in the future such as service roads or bus lanes.
- **DEVELOP INDIVIDUAL PROJECTS** | In accordance with an overall preservation program, DeIDOT can develop and implement individual projects as the need for them arises. Types of projects include, but are not limited to, intersection improvements, route changes, service road connections, local road connections, and the construction of interchanges.
- **PROVIDE CONSULTATION** | DeIDOT can make suggestions to property owners and developers about site planning so they can best accommodate the program's requirements.

The plan for U.S. 113 is to minimize new entrances and traffic signals along the corridor and, over time, convert the facility to a limited access highway to possibly include bypasses around existing municipalities. This will be accomplished by coordinating with local municipalities and property owners along the corridor, developing the location of on-alignment and off-alignment improvements, and determining a phased approach to constructing the limited access highway.

PEDESTRIAN AND BICYCLE CIRCULATION

The Town is lacking a defined path for safe bicycle and pedestrian transportation routes. While the Town has several connecting sidewalks, an existing conditions assessment for identified routes would be a step to provide a safe alternative method of transportation.

PUBLIC TRANSPORTATION

The primary public transit provider in the State is the Delaware Transit Corporation (DTC), which operates the Delaware Authority for Regional Transit (DART) First State service. There is currently no public transportation within the Town. The closest bus service line is the 902 Flex Zone with stops in Millsboro. Other Sussex County areas served include: Milton, Lewes, Rehoboth, Georgetown, Bridgeville, Seaford, Blades, Laurel and Delmar.

DART also operates on-demand, door-to-door paratransit services for senior citizens and persons with disabilities. DART Paratransit is available to the area for persons unable to drive on their own, with prior notification. Numerous social service agencies within Sussex County also provide human services transportation.

Trailways Bus services the general area with terminals in Ocean City, Maryland, a twenty minute drive from Town; Bethany Beach, also a twenty minute drive from Town; and Rehoboth Beach, approximately a thirty minute drive from Town.

FREIGHT

The State's goods movement (freight) network is an integral component of the transportation network as well as the economy. The main element of the freight network is the roadway system, which carries trucks (motor freight), in addition to several rail freight and water freight facilities.

Comprehensive freight planning for the Delmarva Peninsula has occurred in recent years. The efforts have provided a broader regional context to assess issues and identify potential improvement opportunities for the goods movement system. The 2015 Delmarva Freight Plan provided information on the current system and commodity flows; key trends, needs, and issues; future scenarios; and candidate projects and studies.

The bulk of freight in Sussex County moves by truck. Generally, the County's main roads are also its main truck routes. DelDOT has designated main freight corridors, including US 113 through Selbyville. In addition, under the framework of the National Highway Freight Network, DelDOT has designated critical urban and rural freight corridors, including US 113 through Selbyville, which is a Critical Rural Freight Corridor. Economists predict that trucks will continue to be the predominant mode of goods movement, with their share projected to increase due to various factors including increases in e-commerce.

South of Dagsboro, the Delmarva Central Railroad transitions to the Maryland and Delaware Railroad, which bisects Selbyville. This is one of several rail freight lines in Sussex County. Most rail shipments are inbound, carrying grain and other agribusiness imports.

RAILROAD FACILITIES

The Maryland and Delaware Railroad Company is a Class III short-line railroad, formed in 1977 to operate several branch lines of the former Penn Central Railroad in both Delaware and Maryland. These branches were omitted from the system plan for Conrail in 1976 and would have been discontinued without state subsidies.

As an alternative to the higher cost of subsidizing Conrail as operator of the branch lines, the Delaware and Maryland governments selected the Maryland and Delaware Railroad Company (MDDE) to serve as the designated operator. The railroad did not own any of the track it uses until 2000, when it acquired a line between Frankford, DE and Snow Hill, MD. Today, the railroad operates on 120 miles of track and runs out of a restored station in Federalsburg, MD. The Snow Hill Line intersects the Delmarva Central Railroad in Frankford, DE and continues south towards Snow Hill, MD.

AIR TRAVEL

There are two public-use local airports serving the area: Delaware Coastal Airport and Laurel Airport. Sussex County owns Delaware Coastal Airport, a general aviation airport, which handles a mix of small aircraft and corporate jets. Total annual operations average about 34,000 take-offs and landings. Laurel Airport is a privately-owned airport, which is mostly used for agricultural spraying and skydiving.

The closest commercial service is from the Salisbury Regional Airport in Salisbury, Maryland, approximately thirty minutes from Selbyville. The Salisbury Regional Airport has daily connecting flights to Baltimore-Washington International Thurgood Marshall Airport and Philadelphia International Airport.

EVACUATION ROUTE

The 2018 Sussex County Comprehensive Plan emphasized that, due to the threat of flooding and coastal storm surge, there is a need for planning for coastal area evacuation. Considerable planning has already resulted in evacuation plans that aim to facilitate safe and efficient evacuation. The intersection of US 113 and Route 54 in Selbyville is projected to be a highly congested corridor in the future.

The County's Comprehensive Plan recognized that work needs to be done to update evacuation route planning and address capacity improvements where needed, in order to bring evacuation routes up to acceptable levels to minimize evacuation risks.

TRANSPORTATION STUDIES & PROJECTS

A number of transportation studies and projects have been completed or are underway that impact the Town of Selbyville, as shown below:

U.S. 113 NORTH/SOUTH STUDY

The U.S. 113 North/South Study examined potential improvements throughout the entire length of U.S. 113 in Delaware, from the Maryland state line in Selbyville to SR 1 north of Milford. The study is divided into four geographic areas from south to north: Millsboro-South (including Millsboro, Dagsboro, Frankford, and Selbyville), Georgetown, Ellendale, and Milford.

The overall purpose of this study is to identify an alignment for a continuous limited access roadway from the Delaware/Maryland State line north to SR 1 north of the City of Milford, a total distance of approximately 40 miles. When completed, there will be a north-south limited access highway throughout the State. The study also identifies improvements to major east/west routes.

The short-term purpose of the project is to identify, select, and protect an alignment for a limited access US 113 highway through Sussex County. While the road will not be built at this time, choosing the alignment will enable DelDOT to protect the alignment until both need and available funds dictate the timing of construction. The project will provide a road that serves regional and seasonal traffic to points north and south, while addressing future local traffic needs. Separating local from through-traffic will help to facilitate the current, planned, and projected development in the County and its municipalities.

For each of the four geographic areas (Millsboro-South, Georgetown, Ellendale, and Milford), environmental studies are required by the Federal Highway Administration as part of the National Environmental Policy Act of 1969 (NEPA). NEPA ensures that proper study of potential human, cultural, and natural environment impacts is conducted for each alternative under consideration. The studies describe the impact of the proposed U.S. 113 alternatives, as well as ways to minimize and mitigate negative environmental impacts.

The Millsboro-South Area Draft Environmental Impact Statement (DEIS) was released for review and public comments on August 16, 2013. At Public Hearings in September 2013, DelDOT presented a recommended preferred alternative for the Millsboro-South Area of U.S. 113. That alternative, known as the Blue Alternative, was based on the General Assembly's mandate for a limited-access north-south highway in Sussex County as well as strong support from a working group composed of local landowners and officials. At the hearing, stakeholders expressed substantial opposition regarding the scope and impacts of the Blue Alternative. Many attendees suggested that a U.S. 113 bypass south of Millsboro is not needed. Several members of the General Assembly also noted that provision of a limited-access highway is no longer important to them.

DelDOT heard these messages and reconsidered options to respond to community concerns while still addressing transportation needs now and in the future. Beginning with the start of the 2014 summer season, DelDOT obtained new traffic counts and conducted additional studies to determine whether a scaled back approach could still solve transportation concerns in the area. Due to public opposition, DelDOT and the Federal Highway Administration agreed to reconsider the Purpose and Need of the project and the Recommended Preferred Alternative.

On October 14, 2015, DelDOT held a Public Workshop at the Millsboro Town Center to update and inform area residents about the path forward for the project. Specifically, DelDOT informed the public that the previous Blue Alternative, an eastern bypass of Millsboro, Dagsboro and Frankford, is no longer being considered. Instead, the Department is focused on a Modified Yellow Alternative, which includes:

- Widening of the existing US 113 from four lanes to six lanes from Dagsboro Road to Bets Pond Road (both Delaware Route 20).
- Modifying and/or removing several unsignalized crossovers from Millsboro to Selbyville.
- Providing a two-lane bypass around the northeast side of Millsboro, from US Route 113 to Delaware Route 24.

A Supplemental Draft Environmental Impact Statement (SDEIS) was prepared released for review and public comment on December 9, 2016. DelDOT held a public hearing on February 7, 2017 to update and inform area residents about the changes that have taken place and show the new alternative under consideration. Additional information on the U.S. 113 North/South Study, including display boards shown at the February 7th public hearing, can be found at: https://deldot.gov/information/projects/us113/millsboro/millsboro_public_hearings.shtml. The formal comment period ended on February 28, 2017.

In 2017, DelDOT and the Federal Highway Administration (FHWA) prepared a Millsboro-South Area Combined Final Environmental Impact Statement (FEIS)/Record of Decision (ROD) in response to public and agency comments. The report is available at: <https://deldot.gov/information/projects/us113/millsboro/index.shtml>. No improvement to U.S. Route 113 South of Delaware Route 20 are now contemplated.

ROUTE 54 MAINLINE

DelDOT was undertaking a planning study for Route 54 during the creation of the Town's 2007 Comprehensive Plan. The study included an evaluation of Route 54 as well as other local roads where traffic could be routed to alleviate traffic on Route 54.

The area was identified as a high priority by the Sussex County Council due to high development growth in the corridor. Project limits extended along SR 54 from the intersection of SR 20 and SR 54 east to the Mallard Lakes development. The project widened SR 54 to provide a center left-turn lane and also included bike lanes and sidewalks. Widening for the center left-turn lane provided operational improvements and improved the safety of the roadway, both for vehicular traffic as well as bicycles and pedestrians. Improvements were constructed in 2014. DelDOT has no further projects programmed as a result of this study.

Selbyville Police Chief W. Scott Collins contacted DelDOT late Spring 2019 to seek improvement assistance due to an increase in accidents at the intersection of Route 54 (Lighthouse Road) and Hudson Road.

The intersection of Delaware Route 54 and Hudson Road has been included in the 2019 Hazard Elimination Program (HEP). The intersection is currently in the evaluation stage of the program, with initial recommendations anticipated to be complete by late 2019 or early 2020. While the HEP recommendations for the intersection are not yet known, we anticipate that they would, at most, include a recommendation for the installation of a roundabout.

DelDOT may require the developers make an equitable contribution toward an improvement based on the estimated cost of installing a roundabout at this intersection. This contribution would satisfy any obligation the developer has in regards to this intersection, including any work that may be identified in the 2019 HEP. A DelDOT meeting regarding the 2019 HEP is scheduled in early 2020 and it is anticipated that the scope of the project will be better defined during that meeting.

EVACUATION SAFETY

Sussex County has identified a number of potential projects to be considered for future versions of DelDOT's Capital Transportation Program (CTP). This includes a project on SR 54 from SR 1 to US 113 to improve evacuation safety and reduce congestion in resort areas. It would consider providing more direct connections to US 113. DelDOT does not have a capital project on Delaware Route 54; however they are willing to work with the Town to improve evacuation safety.

TRANSPORTATION ALTERNATIVES PROGRAM

DelDOT supports and administers several community-driven programs that coordinate mobility and access choices. One such program is the DelDOT Transportation Alternatives Program (TAP). The Federal Surface Transportation Block Grant Program (STBG), administered by DelDOT through its TAP Program, provides funding for transportation alternatives projects for qualifying TAP categories listed in federal legislation. Additional program information is available at <https://deldot.gov/Programs/tap/index.shtml>

TRANSPORTATION IMPROVEMENT DISTRICT

The Town may wish to work with DelDOT to establish a Transportation Improvement District (TID). One of the first steps in establishing a TID is to better understand why this may be a good approach with the development demands in Town and partner with DelDOT to move forward in the process.

The Town is growing at a rapid pace and a TID would be ideally created in anticipation of development rather than after the fact. There are planning studies that can be undertaken without creating a TID and consider the current development underway and the pending land development applications with larger parcels of land.

Additional information about TIDs is available in the *Development Coordination Manual* on DelDOT's website. Additional program information is available at <https://deldot.gov/Programs/transportation-improvement-districts/>

GOALS & RECOMMENDATIONS

GOALS

- 7-1 | Encourage social engagement among residents by promoting interaction through pedestrian networks, which should be lined with shaded sitting areas including benches, small park areas, etc.
- 7-2 | Support the streetscape revitalization and beautification Downtown.
- 7-3 | Work with the Delaware Department of Transportation to provide alternative transportation choices including public transit and a pedestrian and bicycle network.
- 7-4 | Improve pedestrian and bike connectivity and safety throughout town to create a more walkable and bikable friendly community.
- 7-5 | Ensure truck and industrial use traffic are operating within the Code regulations and adhere to public safety laws.
- 7-6 | Increase coordination with DelDOT and Sussex County on land use applications, capital projects and transportation related issues.
- 7-7 | Work with DelDOT on the possibility of TID's based on the growth of the Community.

RECOMMENDATIONS

- 7-1 | Capture an inventory of street furnishings and areas throughout Town where small improvements can be made on public properties as well as partnerships with private property owners for improvements.
- 7-2 | Complete a pedestrian and bicycle study to determine safe route and improvement options to encourage alternative transportation methods, especially downtown.
- 7-3 | Work with DelDOT on a better understanding regarding the TID's and if this is a strategy for the Town to address the rapid rate of growth.
- 7-4 | Encourage interconnections between developments and the existing infrastructure for vehicles, bicycles and pedestrians.
- 7-5 | Consider requiring sidewalks in new development.

CHAPTER 8 UTILITIES

Public utility services are provided to the residents and businesses of the Town of Selbyville including water and wastewater. This public utility infrastructure is essential to serve the population's basic needs.

WATER

The Town owns and maintains one water treatment facility, five well structures (three of which are active production wells), two elevated water tanks, and approximately 35 miles of water mains and associated appurtenances. The Town's drinking water system is operated and maintained by its Water Department, which is staffed by three certified water operators who maintain the treatment facility, service connections, water mains, and appurtenances. The Town provides water service to approximately 1,060 residential customers and approximately 140 commercial customers and bills its customers according to metered water use. It is considered a "small system" as it serves a population between 501 and 3,300 people.

The majority of the Town's water distribution system is comprised of original piping from the 1960s, although the system has benefitted from investment in recent years. Some of these investments include:

- Installation of five miles of water mains ranging from 6" to 10" in diameter (1997-2000);
- Upgrade of the water treatment facility to increase capacity to approximately 1 million gallons per day (MGD) (2000); and
- Installation of a new 150,000 gallon elevated water tank (2001).

The 2000 upgrade of the Water Treatment Plant increased capacity to approximately 1 MGD. The Plant currently consists of two sediment/flocculation tanks, eight filters, bulk storage facilities for chemicals, and two wells each with the capacity of approximately 400 GPM. Electrical control upgrades with a central alarm system for all well pumps were made. The electrical system upgrade included new starters, breakers, and disconnects for the chemical feed systems. The system previously lacked a central controller and alarm, which was rectified by combining all well starters in the new water control center. A standby power generator and transfer switch is available as a backup power source.

Laboratory and office modifications have also been made, increasing workspace and efficiency. The building improvements included a new roof, windows, doors, and flooring with an under-floor drain system. These improvements increased the energy efficiency of the building and added to the employee's health and safety.

From 1997 to 2000, distribution system improvements were constructed to serve areas outside of Town limits and improve flows within Town. The following improvements were included as part of this project:

- 7,500 LF of 8" water main extension with service connections from Bethany Road (Rt. 17) to Fenwick Road (Rt. 54) via Polly Branch Road (RD 366), including Bunting Branch Crossing and highway borings;
- 7,000 LF of 8" water main extension from Bethany Road (Rt. 17) to Main Street via Polly Branch Road (RD 366);
- 4,000 LF of 10" water main extension with services along Main Street from Fenwick Road to Cemetery Road, including Sandy Branch Crossing;
- 950 LF of 6" water main in Farlow Estates with service lines and house hookups;
- 2,600 LF of 10" water main extension with services along Cemetery Road from Main Street to Rt. 113 including one railroad crossing and one highway boring;
- 700 LF of 8" water main extension with services along the west side of Rt. 113 from Gumboro Road to the Sandy Branch Crossing;

- 2,600 LF of 10" water main extension with services along the west side of Rt. 113 and an easement from Hosier Street to the Industrial Park with highway borings;
- 10" water main extension from Cemetery Road to Pepper Ridge Trailer Park, located approximately 2.5 miles north of Town; and
- 750 LF of 10" water main extension with services along the east side of Rt. 113 from Cemetery Road to Clendaniel Avenue.

Additionally, a 150,000 gallon elevated storage tank was installed at Pepper Ridge to provide additional water storage. The Town also has a 120,000 gallon elevated storage tank located near the Water Treatment Plant.

All of the main interconnections eliminated the dead-end extensions that previously existed in the distribution system. Hydrant and valve replacements were needed for better system isolation and to remove leaking and/or broken equipment and service line replacements were completed for water quality purposes, reducing lead contamination in the system.

In addition to the above improvements from 1997 to 2000, the Town completed a Water Facilities Plan to better document the sizes and locations of water mains and fire hydrants located within Town limits, which was compiled into a CAD database. In 2017-2018, the Town converted all of their CAD files into an ArcGIS geodatabase that was subsequently augmented with information obtained from as-built drawings and institutional knowledge. The database now contains information on production wells, the water treatment plant, elevated water tanks, water mains, valves, fire hydrants, meters, and service connections.

A recent capital project upgraded the water treatment facility to maintain compliance with methyl tert-butyl ether (MTBE) and other volatile organic compounds (VOCs). This included the construction of two aeration towers, replacing the media in the existing two filter tanks, and installation of three new filter tanks to increase the gallons per minute from 500 gpm to 1,000 gpm. This upgrade was completed in 2017 and was again funded by the DWSRF. The aeration towers are located in the Historic Business District and were designed to have an architectural style and paint scheme consistent with the standards of that District.

The Water Department strives to provide a high quality of service to meet water quality standards and minimize the number of customer complaints and service outages. Except for one violation (TTHM, a disinfection byproduct) in the first quarter of 2016, there were no incidences of drinking water quality violations on record from 2012-2017. Customer complaints are low and maintenance records indicate that water main breaks are infrequent, typically numbering three or less per year in recent years.

The Town bills customers according to metered water use using in-Town vs. out-of-Town rates, charges impact fees for new development, and charges fees on water meter receipts. Impact fees are used to lessen the burden for existing residents to pay additional costs associated with providing infrastructure and services to new development. Expenses for the water system include staff compensation, operation and maintenance costs, loan payments, and water meter supplies.

Selbyville does not have a capital improvement plan for its water system. Historical capital projects have included distribution system improvements, elevated water tank construction, and the water treatment facility upgrade, which were funded through grant and low interest loan programs administered through the State of Delaware's Drinking Water State Revolving Fund (DWSRF).

WATER SYSTEM ASSET MANAGEMENT PLAN

The Town entered into the Drinking Water Asset Management Incentive Program jointly administered by the Department of Natural Resources and Environmental Control (DNREC) and the Department of Health and Social Services (DHSS), which provided funding assistance to plan for and develop an asset management plan.

The effort sought to help the Town's Water Department identify key impactful asset management activities that would allow them to quickly move on to implementation strategies to ensure long-term value of assets and provision of a high level of service to customers. The asset management plan heightened confidence in asset-level decision making through the definition of good lifecycle management practices and enhanced data management.

This plan will allow the Town to develop a structured approach to managing water infrastructure assets, enabling data-driven decisions about how and when to repair, renew, or replace physical assets. As the program matures, condition and risk assessment activities will be used to inform a prioritized capital improvement plan for its water system assets.

ARTESIAN WATER COMPANY INTERCONNECTION

With the expansion of the eastern side of Selbyville, mainly on the Route 54 corridor, the Town began considering a private – public partnership joint venture. For the purpose of maintaining substantial water for the infrastructure system, the Town entered into an interconnection agreement with Artesian Water Company, Inc. in early 2018 to allow for the delivery and receipt of water from Artesian to the Town and vice versa. This interconnection took place at a parcel located in Sussex County on Lighthouse Road. The initial agreement calls for the Town to purchase a minimum of 50,000 gpd from Artesian, except for those days when Artesian is purchasing water from the Town.

WASTEWATER

The Town's wastewater system consists of one 1.5 MGD (million gallon per day) treatment plant, 28 pump stations, and approximately 44 miles of sewer mains. As of January 2017, the system served 1,185 in-town customers and 242 out-of-town customers. Approximately 70% of the treatment plant's capacity is used by the poultry processing plant, Mountaire Farms of Delmarva, which is also the largest industrial user in Town. Selbyville bills its customers according to metered water use, except for a separate special agreement with Mountaire.

The original collection system and treatment facility was installed in 1969, with several expansions and upgrades since that time. The current treatment plant was constructed in 1989 and received EPA's Operations and Maintenance Excellence Award in 1998. The effluent from the treatment plant is conveyed via force main to the County-owned South Coastal Wastewater Treatment Facility, where it is combined with the treated effluent and discharged to the Atlantic Ocean. Between 1997 and 2002, the Town added four pump stations to the collection system, increasing system capacity and benefitting residents of rural low-income areas by providing central sewer service.

The Town's 28 pump stations have varying capacities, ranging from large to small. Most stations are standard duplex, submersible pump-style stations that service a defined area of the system. The two largest stations, Polly Branch and Church Street, provide regional conveyance of wastewater directly to the treatment facility and thus are most critical to the system's performance. Each of these 28 pump stations have emergency generators.

In 2016, the wastewater treatment plant switched from a lime delivery system to one of magnesium hydroxide delivery for the pH process. This type of delivery system is less labor and equipment intensive. The Town also added a new 2,500-gallon tank and mixer for magnesium hydroxide that is used for pH control in 2017. In addition to the delivery system, the plant updated its electronic monitoring system for use within the plant and pump stations throughout Town.

In 2017, the Town began developing a scope for a Preliminary Engineering study of the entire facility to assess the condition and performance capability of existing processes as well as consideration of other processes such as sludge handling. Currently, the collection system is in compliance with all environmental regulations and occurrence of sanitary sewer overflows is negligible.

WASTEWATER SYSTEM ASSET MANAGEMENT PLAN

In 2017, the Town entered into a Wastewater Asset Management Incentive Program, jointly administered by the Department of Natural Resources and Environmental Control (DNREC) and the Department of Health and Social Services (DHSS), which provided funding assistance to plan for and develop an asset management plan. This effort sought to help the Town’s Wastewater Department identify key impactful asset management activities that would allow them to quickly move on to implementation strategies to ensure long-term value of assets and provision of a high level of service to customers. The asset management plan heightened the Town’s confidence in asset-level decision making through the definition of good lifecycle management practices and enhanced data management.

The wastewater treatment system provides advanced level treatment using extended air oxidation ditches as the primary biological treatment process. The facility also includes influent screening, chemical addition, clarification, effluent filtration, and disinfection prior to discharge via force main to the combined ocean outfall with Sussex County. The system’s complexity results in a wide variety of equipment operation, maintenance, and management requirements.

Currently, the Town manages its wastewater system assets through a mix of preventive and reactive maintenance. The Town conducts routine, preventive maintenance on primary pump stations and the treatment plant. When there is a failure or an asset isn’t living up to its desired level of service, a crew is dispatched to rehabilitate or renew the problematic asset. Given financial realities, there is a desire to proactively focus operations and maintenance operations on higher risk assets and prioritize preventive maintenance as part of an overall, long-term improvement program. Current and desired lifecycle management strategies developed as part of the Wastewater Asset Management Plan can be found in the Table below.

Table 24. Lifecycle Management Strategies for Selected Assets

Asset	Current Strategy	Desired Strategy	Predominant Driver
Force Mains	Corrective repairs	Corrective repairs Condition-based cleaning	Physical failure Insufficient capacity
Gravity Mains	Corrective repairs	Corrective repairs Visual inspection Condition-based cleaning	Physical failure Insufficient capacity Excessive Inflow & Infiltration (I/I)
Manholes	Monthly visual inspection Corrective repairs	Periodic visual inspection Corrective repairs	Structural failure Excessive Inflow & Infiltration (I/I)

Source: Selbyville Wastewater Asset Management Plan

The Town does not have a capital improvement program for its wastewater system. Historical capital improvement projects for the Town’s wastewater system include pump station construction, sewer main installation, and wastewater treatment plant upgrades, and were mostly funded through grant and low-interest loan programs administered by the State of Delaware. As the asset management program matures, condition and risk assessment activities will be used to inform a prioritized capital improvement plan for wastewater system assets. The initial assessment of pump stations and the treatment facility will be near-term priorities.

SOURCEWATER PROTECTION

The Safe Drinking Water Act Amendments of 1996 mandated that each state develop a Source Water Assessment and Protection Program (SWAPP) to better protect drinking water sources. There are three basic components to the SWAPP: delineate the boundaries of the land area most important to public water sources; identify the potential sources of contamination within those boundaries; and assess the susceptibility of the public water source to these contaminants.

SWAPP requirements were established in Title 7, *Delaware Code*, Chapter 60, Subchapter VI, Sourcewater Protection. The program is coordinated by DNREC and the State Division of Public Health. The assessment for Selbyville was completed in 2015.

Delaware Code also requires all jurisdictions with populations greater than 2,000 to adopt ordinances to protect these important source water areas. These regulations were to govern the use of land within the wellhead protection and excellent groundwater recharge potential areas, to protect those critical areas from activities and substances that might harm water quality and subtract from overall water quantity. Overlay maps delineating wellhead protection and excellent groundwater recharge potential areas were to be adopted as well.

In August 2006, Selbyville originally adopted its source water protection ordinance. The ordinance prohibits a number of uses within Wellhead Protection and Excellent Recharge Areas including surface use of hazardous materials, septic tanks or drain fields, certain impervious surfaces in excess of area requirements, sanitary landfills, hazardous waste disposal sites, stormwater infiltration basins, and some underground storage tanks, among others. Development in the overlay areas must adhere to the criteria established by the ordinance, which provides an additional layer of protection in order to maintain the quality and quantity of drinking water supplies located within Town boundaries.

In 2017, the Town and Delaware Rural Water Association created a Sourcewater Protection Plan that included delineation areas, existing potential sources of contamination, a vulnerability assessment, management strategies and reference to a contingency plan to be added to the Selbyville Emergency Response Plan. The Sourcewater Protection Contingency Plan was also adopted in 2017 and added as an Appendix to the original plan.

The State is ultimately responsible for updating and revising maps depicting source water protection areas and Town ordinances must be applied to these areas as amended. The location of current overlay areas can be found on Map 11 – Sourcewater Protection. The regulatory provisions of any source water ordinance must refer to the most current source water protection datasets, which are available through DNREC.

EXCELLENT GROUNDWATER RECHARGE POTENTIAL AREAS

Excellent Groundwater Recharge Potential Areas are delineated as places where the water transmitting properties of the sediments in the interval between land and surface and 20 feet below land surface are the greatest. The Delaware Geological Survey has produced a map that delineates four different drainage potential categories (i.e. excellent, good, fair, or poor) in Sussex County (Delaware Geological Survey Report of Investigations No. 66, 2004). Those areas with excellent water transmitting properties can determine the amount of water that recharges Delaware's aquifers and how susceptible the aquifers are to surface pollutants. Protection is a key component to preserving the quantity and quality in the County's aquifers. As these areas become covered with increased amounts of impervious surfaces, there will be less water infiltrating into these underground aquifers to replenish the County's water supply. Additionally, the water coming from these areas may contain non-point source pollutants that may infiltrate through the sediment and contaminate the groundwater.

WELLHEAD PROTECTION AREAS

Wellhead Protection Areas are those surface and subsurface areas surrounding a water well or wellfield supplying a public water system most vulnerable to contaminants that could move toward and reach such well or wellfield. Development within these areas should be avoided to prevent additional contaminants to the public water system than would occur naturally.

SOURCEWATER ASSESSMENT

The Delaware Department of Natural Resources and Environmental Control's (DNREC) Division of Water Resources completed a source water assessment for the Selbyville Water Department, required under 1996 amendments to the Safe Drinking Water Act. The assessment followed the methods specified in the State of Delaware Source Water Assessment Plan (DNREC, 1999).

The regulatory provisions of Sourcewater will use the most current Sourcewater protection data sets, located at: <http://www.nav.dnrec.delaware.gov/DEN3/DataDownload.aspx>.

The *Code of the Town of Selbyville* can be found on the Town’s website, located at <http://selbyville.delaware.gov>. Chapter 200, Article XXII of the Zoning Code contains the Wellhead Protection regulations. Both Plans can be found at Town Hall.

MISCELLANEOUS SERVICES

Selbyville currently has additional services being offered by private providers within the Town limits and surrounding areas, such as electric, which is being served by the Delaware Electric Cooperative and Delmarva Power. Internet, cable, and telephone services are served by private providers as well, and the Town does not have any exclusive service provider contracts with any providers.

The Town has a franchise agreement with Chesapeake Utilities to provide natural gas to the residents of Selbyville located in the Town limits, and they are currently providing these services to many property owners.

GOALS & RECOMMENDATIONS

GOALS

- 8-1 | Continue to provide safe drinking water and wastewater services for the residents and businesses of Selbyville while adhering to Federal, State and local regulations regarding Town provided utility services.
- 8-2 | Identify and prioritize Utility assets.
- 8-3 | Encourage expansion of natural gas and broadband services provided by others.
- 8-4 | Consider the expansion of capital projects based on demand and feasibility.
- 8-5 | Promote the installation and/or upgrade of overhead utilities to be completed underground, when applicable.

RECOMMENDATIONS

- 8-1 | Continue to support water and wastewater operator certification training.
- 8-2 | Continue to work with other utility providers for partnerships and/or abilities to expand services.
- 8-3 | Ensure the Asset Management Plans for water and wastewater provide a path forward for capital considerations and identify levels of service.
- 8-4 | Consideration for a new overhead water storage tank location for potential future expansion.
- 8-5 | Develop a capital improvement plan that is reviewed and considered each fiscal year during the budget approval process.

FLOODPLAIN

The floodplain or special flood hazard area is a graphic representation of the base flood on the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs). The base flood is the flood expected to have a 1% chance of being equaled or exceeded in any given year. In a 30-year period (the standard length of a conventional residential mortgage), there is a 26% chance that a structure in the floodplain will be flooded by a 1% chance flood, previously known as the 100-year flood event.

Selbyville has participated in the FEMA National Flood Insurance Program (NFIP) since July 16, 1991, under Community No. 100038. In order to do so, the Town adopted and enforces a floodplain ordinances: Chapter 91, Flood Damage Prevention of the Code of the Town of Selbyville, which regulates construction in the special flood hazard area. This ordinance was amended on November 3, 2014 to bring it into compliance with the NFIP, as required for Sussex County's updated FIRMs, released on March 16, 2015.

These remapped floodplains show that there are 177.5 acres of 1% chance annual flood zone (special flood hazard areas) within the Town limits of Selbyville. This equates to approximately 8.0% of Selbyville's total land area. Any development within these delineated areas will have to comply with Chapter 91, Flood Damage Prevention, of the Code of the Town of Selbyville. Although the floodplain maps used in this evaluation are very recent, the most current FEMA Flood Insurance Rate Maps (FIRMs) should always be consulted prior to the purchase of real estate and any development-related activities.

It is important to note that FIRMs provide an analysis of flood scenarios based on past events and data. They indicate areas of high, moderate, and low risk. Future conditions are not taken into account. The FEMA FIRMs do not account for:

- Shoreline erosion, wetland loss, subsidence, or relative sea rise;
- Upland development or topographic changes;
- Degradation or settlement of levees and floodwalls;
- Changes in storm climatology (frequency and severity); or
- The effects of multiple storm events.

While some of these factors do not impact Selbyville directly, or have as great an impact as others, it is important to be aware that approximately 25% of flood damages nationally occur to structures that are outside of a FEMA-mapped floodplain and that few, if any, standards exist nationwide for development in these areas immediately adjacent to the floodplain or outside of mapped floodplain areas.

The most recent updates to Selbyville's FIRMs were issued on March 16, 2015. The map panels for Selbyville are 10005C0625J, 10005C0628J, 10005C0629J, 10005C0630J, 10005C0635K. The Town's official floodplain map repository is located at the Selbyville Town Hall at 1 West Church Street. Floodplains are shown on Map 6, Environmental Features.

WETLANDS

Wetlands are defined by wetland hydrology, hydric soils (those soils that are seasonally to permanently saturated), and hydrophytic vegetation (those plants suited to wetter soils) and are important to reduce or mitigate flooding impacts, maintain and improve water quality, and provide habitat for various plant and animal species.

The United States Army Corps of Engineers (USACE) regulates tidal and nontidal wetlands under Section 404 provisions of the Federal Clean Water Act. The State of Delaware more stringently regulates tidal and some nontidal wetlands (e.g., perennial and intermittent streams/ditches and ponds containing surface water connections to other wetlands) under the Subaqueous Lands Act (7 Del.C. Chapter 72) and the Regulations Governing the Use of Subaqueous Lands.

Map 6, Wetlands and Floodplain, shows that approximately 322.9 acres of the Town, or approximately 14.5%, is covered in mapped wetlands. Where detailed wetland delineations have not yet been completed, hydric soil mapping can provide one indicator of possible wetland locations that should be examined further. Hydric soil mapping is available from the U.S. Natural Resource Conservation Service.

Selbyville consists primarily of upland areas that are suitable for agriculture and development. There are several pockets of poorly drained hydric soils, types often associated with wetlands. Wetlands in Town are primarily associated with the floodplain; however, there are other scattered pockets of forested, shrub, and non-tidal wetlands. Areas outside of town also include wetlands.

BUFFERS

Based on a review of wetlands buffer research provided by DNREC, an adequately-sized buffer that effectively protects water quality in wetlands and streams, in most circumstances, is about 100 feet in width. In recognition of this research and the need to protect water quality, DNREC recommends that applicants maintain and/or establish a minimum 100-foot upland buffer, planted in native vegetation, from all water bodies, including ditches and wetlands. Sussex County has proposed changes to the minimum buffers on new development. The Town should monitor the initiatives and implementation for potential consideration of any changes to local regulations.

Ideally, wetlands should include preserved open space around them, instead of parts of individual lots. From a wildlife perspective, not only are buffers important for maintaining the function and integrity of wetland habitat, but these buffers also provide critical habitat for wetland dependent species during portions of their lifecycles. Buffers along riparian areas are especially important for wildlife travel.

STORMWATER MANAGEMENT

Stormwater runoff occurs when water from rain or melting snow flows across a land surface. Impervious surfaces such as roofs, streets, and parking lots prevent the water from entering the ground and increase the runoff volume created during storm events, increasing the potential for flooding. Stormwater management manages this surface runoff by designing development to better convey and treat stormwater. In designing site plans and subdivisions for new development, stormwater conveyance and detention or retention systems are designed to move stormwater away from buildings and impervious surfaces and hold it for a period of time in basins or other stormwater measures before it infiltrates into the ground or is released to a stream or other water body.

Selbyville and DNREC have jurisdiction over stormwater management within the Town. The stormwater management system was constructed as a separate system from the sanitary sewer system, consisting of a series of drains, conveyance lines, and catch basins that direct stormwater into natural stormwater management areas. Stormwater drainage for new construction is required to be constructed in conformance with DNREC erosion and sediment control regulations and requires approval from the Sussex County Conservation District.

TAX DITCHES

Tax ditches are another type of stormwater management measure that drains stormwater due to changes in topography. They are channels that vary in both width and depth. There are over 2,000 miles of tax ditches in the State of Delaware that provide drainage and flood control in agricultural and urban areas. A Tax Ditch Association is an organization formed by a legal process in Superior Court that comprises the landowners of a particular watershed or sub-watershed.

The Association’s ditch managers and secretary/treasurer oversee the operations of the tax ditch. The Association constructs and maintains the tax ditch through funds collected via taxes from landowners in the defined area.

Maps 9 and 10, Tax Ditches, provide a snapshot of the current location of tax ditches located within the Town. As the tax ditches and their rights-of-way and easements can change, it is recommended that the appropriate DNREC division be contacted regarding the most up-to-date information, questions, or concerns.

TOTAL MAXIMUM DAILY LOADS

Under Section 303(d) of the 1972 Federal Clean Water Act (CWA), states are required to identify all impaired waters and establish total maximum daily loads to restore their beneficial uses (e.g., swimming, fishing, and drinking water). A Total Maximum Daily Load (TMDL) defines the amount of a given pollutant that may be discharged to a water body from point, nonpoint, and natural background sources and still allows attainment or maintenance of the applicable narrative and numerous water quality standards. A TMDL is the sum of individual Waste Load Applications (WLAs) for point sources and Load Allocations (LAs) for nonpoint sources and natural background sources of pollution. A TMDL may include a reasonable margin of safety to account for uncertainties regarding the relationship between mass loading and resulting water quality. In simpler terms, a TMDL matches the strength, location, and timing of pollution sources within a watershed with the ability of the receiving water to assimilate the pollutant without adverse impact.

The Town of Selbyville and potential annexation area is located in the greater Inland Bays watershed/basin, more specifically in the Bunting Branch, Little Assawoman, and/or the Assawoman subwatersheds. These watersheds are listed as impaired under Section 303(d) of the Clean Water Act and, as mentioned above, are subject to Total Maximum Daily Load regulations. In contrast to Buntings Branch and Little Assawoman TMDLs, which are regulated by the State of Delaware, the TMDL for Nitrogen, Phosphorus, and bacteria for Assawoman Bay is regulated by the State of Maryland.

Table 25. TMDL Nutrient and Bacteria Reduction Requirements

Watershed	Nitrogen	Phosphorus	Bacteria	
	Baseline	Baseline	Baseline	Marine Waters
Bunting Branch	31%	19%	40%	17%
Little Assawoman	40%	40%	40%	17%
Assawoman	17%	16%	0%	

Source: DNREC (2016), MDE (2005, 2014)

The realization of these TMDL pollutant load reductions will be through a Pollution Control Strategy (PCS). A PCS identifies the specific strategies and actions (e.g., best management practices) necessary for reducing pollutants in a given water body (or basin/watershed), thus attaining the TMDL load reductions and meeting water quality criteria or standards set forth in the State of Delaware’s Water Quality Standards, ultimately leading to the restoration of a given water body’s designated beneficial use(s). Specifically, a PCS is a combination of best management practices (e.g., wetland buffers, green technology stormwater treatment, pervious paving materials, rain gardens) that will reduce nutrient and bacterial pollutant runoff loading by optimizing BMPs.

The Inland Bays PCS and accompanying regulations were finalized in November 2008. It is a set of voluntary and regulatory actions designed to reduce the amount of pollution reaching the Inland Bays from the watershed. The PCS focuses on pollution caused by the activities of people and includes fertilizer (nutrients – nitrogen and phosphorus) and sediment (dirt). The amounts of these pollutants reaching the Inland Bays have increased in the past several decades as a result of modern agricultural and land development practices and the overall increase in the number of people living in the area. Signs that such pollution is having a detrimental effect on the ability of people to enjoy the Inland Bays to the fullest extent include large amounts of nuisance algae, low dissolved oxygen, fish kills, and high bacteria levels.

The actions to reduce fertilizer and sediment pollution to the Inland Bays include setting aside vegetated land (buffers) along ditches, streams, ponds, and bays; managing stormwater from newly developed land so that it is filtered within a collection area rather than running off directly into the bays; and maintaining and improving the performance of septic systems.

- **STORMWATER CONTROLS** | When land is developed, stormwater plans must include criteria to manage stormwater for nutrients.
- **SEPTIC SYSTEMS** | The amounts of bacteria, nitrogen, and phosphorus are high in septic system wastewater. When septic systems are not built or maintained properly, bacteria and nutrients leach into groundwater and eventually reach the Inland Bays. These pollutants contribute to the signs of degradation and may also contaminate wells that are used for drinking water. The regulation addresses three topic areas related to septic systems: general provisions, an inspection program, and performance standards.
- **BUFFERS** | Following adoption of the Inland Bays PCS in 2008, the Regulations were legally challenged. In February 2011, a Delaware Superior Court decision declared the buffer portions of the PCS void and unenforceable. DNREC appealed this decision to the Delaware Supreme Court, but the lower court's decision was upheld. As a result, the Regulations will be amended to be consistent with court rulings.
- **AGRICULTURE (VOLUNTARY)** | The agricultural community has made significant efforts in recent years to minimize nutrient pollution by requiring nutrient management plans and encouraging the use of pollution reduction actions. Since pollution reduction actions on agricultural lands have proven to be cost effective, the PCS calls for increased implementation of several voluntary practices. These include manure relocation, cover crops, water control structures, buffers, and wetland restoration.

The regulatory requirements for the Inland Bays PCS can be retrieved from the following location: http://www.dnrec.state.de.us/water2000/Sections/Watershed/ws/ib_pcs.htm

AIR QUALITY

Clean air is important for the health of Selbyville residents, businesses, and visitors. The U.S. EPA tracks seven pollutants at air quality monitoring stations throughout the State. Those closest to the Town in Sussex County are currently meeting National Ambient Air Quality Standards for these pollutants. There are opportunities for the Town to work with federal, State, and County agencies as well as non-governmental institutions to identify opportunities and maintain and improve air quality as the Town's population grows. Some examples of this include promoting walkable communities and development that reduces the use of automobiles.

With the acknowledgement that Selbyville is an ideal location for retirement with roughly 16% of the Town's population being 65 years of age or older, roughly 10% of the Town's population being under 5 years of age, and with approximately 350 students in grades PK-5 attending Phillip Showell Elementary School, it is imperative that actions are taken to mitigate any air pollution in the area. The elderly, children, and those with underlying respiratory and cardiac ailments fall under the "high risk" category for air pollution due to the potential adverse effects of emissions.

CLIMATE CHANGE

Climate change will result in three primary impacts for the State of Delaware and the Town of Selbyville. These include sea level rise, rising temperatures, and more frequent heavy precipitation. Together, precipitation and accelerated sea level rise contribute to increase flooding.

These three impact areas can be further identified:

- **SEA LEVEL RISE** | Sea levels in Delaware have risen by about a foot over the past century. This rate of sea level rise is likely to accelerate in the coming decades as a result of global climate change and local subsidence. Accelerated sea level rise will result in the permanent flooding of low-lying coastal areas and increased risk of flood damage during storms. The rising and spreading of water over normally dry land is referred to as inundation. Scientists from Delaware Coastal Programs used a simple model to develop maps to show the possible impacts of inundation based on various Sea Level Rise scenarios for Delaware's waterways and the land that surrounds them (watersheds). These maps reflect the filling of these watersheds at constant elevations, also referred to as "Bath Tub" modelling. The DNREC maps do not indicate direct impacts to the Town from sea level rise.
- **INCREASED HEAVY PRECIPITATION EVENTS** | Climate change is expected to result in more frequent heavy precipitation events. This can lead to flooding, especially in areas with inadequately sized drainage infrastructure. This flooding can result in safety hazards, inaccessible roadways, travel delays, and damage to buildings or other infrastructure.
- **RISING TEMPERATURES** | Rising temperatures will result in a longer growing season, heat waves, and more days where it doesn't cool off at night. This has many implications for infrastructure and human health. Air conditioning systems in buildings may not be sized appropriately for increasing temperatures and shorter, milder winters can mean residents are dealing with more ticks and mosquitoes. Of particular concern are vulnerable populations (e.g. elderly, low-income, and non-English speakers) who may not have access to air conditioning in the summer.

The Town of Selbyville has existing drainage problems and frequent flood prone areas. The rapid growth of large developments can be one of the main contributors as well as lack of existing infrastructure within the roadway and railroad systems. Large parcels of land are being developed that provided a natural flood and drainage area to slow and/or use the water for farming purposes.

An existing drainage system analysis is recommended to identify the infrastructure, assessment on condition, ownership (private, Town, and State), maintenance stewardship, and flood prone areas. Upon completing the data collection and assessment of the existing system and problem areas, recommendations can be determined for potential funding and improvement projects.

GREENHOUSE GASES

Climate change is further caused by the burning of fossil fuels like gasoline and coal – sources we use to power our cars, generate electricity, and produce energy every day. These fuels release greenhouse gases, which trap heat in the atmosphere. Humans' excessive burning of fossil fuels has released too many greenhouse gases into the atmosphere, drastically warming our earth and upsetting our climate system. Municipalities can play an important role in reducing greenhouse gas emissions. For Delaware, this is already causing damage to our coastal areas, public health, infrastructure, and resources. Several State agencies are supporting this initiative and implemented initiatives, such as:

- Electrical vehicle deployment and electric vehicle charging infrastructure
- Pilot project to test propane fuel for school buses
- Pilot project to test propane buses in paratransit services
- Electric bus service on fixed routes in Dover
- Reducing fertilizer usage, using conservation tillage practices, and protecting agricultural lands
- Weatherization assistance program for homes

Additional information can be found here: <https://dnrec.alpha.delaware.gov/climate-coastal-energy/climate-change/greenhouse-gases/>

The Town can assist with identifying opportunities to educate and promote several State programs in the Community. Once the information has been presented and understood with support from the State, the Town can work towards a partnership to promote the services and create strategies to contribute to meeting the goal of reducing greenhouse gases Statewide.

CLIMATE FRAMEWORK FOR DELAWARE

On September 12, 2013, Delaware Governor Jack Markell signed Executive Order 41: Preparing Delaware for Emerging Climate Impacts and Seizing Economic Opportunities from Reducing Emissions. The *Climate Framework for Delaware Report* identifies actions and strategies that each Delaware state agency can take to help prepare the state for the effects of climate change in ways that relate to the agency's mission. It includes 155 concrete recommended actions that Delaware state agencies can use to protect public health, infrastructure, economy and natural resources under three objectives:

- Adaptation – Protecting Delawareans in the face of impending climate change consequences
- Mitigation – Reducing greenhouse gases and environmental impacts of state operations in order to reduce the driving human forces of climate change
- Flood Avoidance – Identifying areas and infrastructure that are put at risk from current and future flooding, and fortifying existing structures in high-risk areas.

The December 31, 2014 Summary of Recommendations can be retrieved from the following location: <http://www.dnrec.delaware.gov/energy/Documents/The%20Climate%20Framework%20for%20Delaware%20PDF.pdf>

The Climate Framework for Delaware recommends that DNREC provide technical support to local governments to enhance focus on climate impacts, including the reduction of greenhouse gas emissions, and long-term sustainability, through adaptation and mitigation. Since the adoption of the Town's 2007 Comprehensive Plan, a number of resources have been made available in relation to climate change and sea level rise:

- **DELAWARE'S SEA LEVEL RISE ADAPTION PLAN** | The adaptation plan, *Preparing for Tomorrow's High Tide*, provides recommendations for Delaware agencies, local governments, businesses and citizens to plan for and put in place strategies for responding to rising sea levels. This three part series was prepared and approved by the 24-member Sea Level Rise Advisory Committee. The series can be found here: <https://dnrec.alpha.delaware.gov/coastal-programs/planning-training/adapting-to-sea-level-rise/>
- **CLIMATE ACTION PROGRESS REPORT** | The *Climate Action in Delaware: 2016 Progress Report* provides an update on the actions and goals outlined in the Climate Framework. This report highlights the actions and accomplishments made by Delaware's state government to curb greenhouse gas emissions and adapt to the impacts of climate change – what has been accomplished and what work is still to be done moving forward. It also provides an overview of local government actions and sets out a vision for the future. The report includes an Adaptation Appendix, which provides a summary of progress for each climate adaptation recommendation developed by the eleven Delaware state agencies and can found here: <http://www.dnrec.delaware.gov/energy/Documents/2016%20Climate%20Action%20Progress%20Report/Climate%20Action%20in%20Delaware%202016%20Progress%20Report.pdf>
- **EXECUTIVE ORDER NUMBER FORTY-ONE** | *Preparing Delaware for Emerging Climate Impacts and Seizing Economic Opportunities from Reducing Emissions* was signed on September 12, 2013.
- **DETERMINATION OF FUTURE SEA LEVEL RISE PLANNING SCENARIOS** | The Delaware Geological Survey reviews scientific literature and assessments of sea level change in Delaware and identifies appropriate scenarios to use for planning purposes throughout the State.

The release of the International Panel on Climate Change (IPCC) Fifth Assessment Report (AR5) in 2013 and the NOAA National Climate Assessment indicates that the rate of sea level rise is likely to increase. The project has developed new inundation maps along Delaware’s coast that corresponds to the identified projections.

- **RESILIENT COMMUNITY PARTNERSHIP** | Delaware Coastal Programs (DCP) is continuing to repeat implementation of its “Resilient Community Partnership” program to assist communities with improving resilience to hazardous weather and climate change. Resilience planning improves a community’s capacity to prepare for and recover from coastal and inland flooding, erosion, sea level rise, and other impacts. Through the partnership, DCP offers staff support, policy expertise, technical assistance, and funding to help communities through the resilience planning process. DCP provides the support necessary to further a community’s efforts through assessment, planning, and implementation.
- **COASTAL TRAINING PROGRAM** | The Delaware National Estuarine Research Reserve’s Coastal Training Program is serving on the Steering Committee for the Delaware Resilient and Sustainable Communities League (RASCL). RASCL is made up of practitioners from across the State who interface with community decision makers in order to help them create more sustainable and resilient communities. Members include representatives from several DNREC Divisions, DelDOT, DEMA, SeaGrant, Inland Bays, and the Office of State Planning Coordination.

GOALS & RECOMMENDATIONS

GOALS

- 9-1 | Support energy efficiency and renewable energy upgrades with new and existing developments
- 9-2 | Protect and preserve all natural resources and amenities found throughout the town.
- 9-3 | Continue to coordinate with the Sussex Conservation District to ensure new developments and/or redevelopment projects adequately address stormwater quality and quantity.
- 9-4 | Reduce flooding within areas of concern and ensure the drainage infrastructure is adequately functioning.
- 9-5 | Promote Stormwater Best Management Practices for all development and redevelopment projects.
- 9-6 | Continue to communication with Federal and State Agencies as well as local State Representatives with any potential unfunded mandates for the Town to monitor and/or enforce.

RECOMMENDATIONS

- 9-1 | Educate residents on the needs and benefits of protecting the environment and natural resources.
- 9-2 | Complete an existing conditions drainage analysis study to inventory and identify deficiencies within the system.
- 9-3 | Create an approach to identify the drainage improvements to include the method in which the improvements can be achieved along with cost estimations.
- 9-4 | Enact a multi-year approach for the drainage maintenance and improvement plan for consideration in the annual budget process and grant funding applications.

OPEN SPACE AND RECREATION

The Town operates an athletic complex located on Park Street. Area schools also have recreation facilities that are available to Selbyville residents including baseball diamonds, football field, quarter-mile running track, and soccer field. Playground equipment and open space are also available.

Provide organized recreation for both the young and the old.

A local little league field is located outside of Town limits in Roxana. Area little leagues play and practice at this location. A soccer complex is also located outside Town boundaries that serves residents of the Selbyville area as well as other areas of Sussex County.

Selbyville does not currently offer organized sports programs, day care facilities, or senior programs. The Town park has agreements with athletic organizations such as the Pop Warner Youth Football League, Little League practice fields, and Adult Senior Softball League. Fields are available to organizations wishing to use them on a regular or one-time basis.

DELAWARE STATE COMPREHENSIVE OUTDOOR RECREATION PLAN

DNREC's Division of Parks and Recreation updates the Delaware State Comprehensive Outdoor Recreation Plan (SCORP) every five years. By law, this plan maintains Delaware's eligibility to receive grants through the Federal Land and Water Conservation Fund. It also assists in setting spending priorities for a similar State recreation funding source called the Delaware Conservation Trust Fund.

Delaware's SCORP contains many recommendations on what elected officials and other public policymakers can do to direct more investment toward public recreation and promote healthier and more active lifestyles. The State is actively working with key partners to implement the goals of the SCORP through new and existing partnerships, growing collaborations, and ad-hoc implementation teams.

The SCORP has a statewide focus and includes extensive inventory data and utilizes a public survey to help measure outdoor recreation preferences. Consequently, recreation resources, needs, and goals are identified on a regional basis rather than at the municipal level. For the purpose of refining data and research findings, Delaware was divided into five planning regions. Selbyville is located within SCORP Planning Region 5.

- **2013 – 2018 SCORP**

In August of 2011, a telephone survey of Delaware residents was conducted to gather information and trends on outdoor recreation patterns and preferences, as well as other information on their landscape perception. These findings are the foundation of the 2013-2018 SCORP, providing guidance for investments in needed outdoor recreation facilities and needs within county and municipal comprehensive plans.

When looking at the findings from the 2011 telephone survey, it is apparent that Delawareans place a high importance on outdoor recreation. Statewide, 93% of Delaware residents indicated that outdoor recreation had some importance on their lives, while 67% said it was very important to them personally. These findings are closely aligned with the results of the same question asked in the 2008 public opinion telephone survey, indicating a continued demand for outdoor recreation opportunities throughout the State.

Placing high importance on outdoor recreation resonates throughout the five SCORP regions. In Region 5 (Eastern Sussex County), 65% said it was very important to them personally. Based on the public opinion survey, the most needed outdoor recreation facilities in Region 5 include the following:

High facility needs:

- Walking and jogging paths
- Bicycle paths
- Public swimming pools
- Community gardens
- Fishing areas
- Off-leash dog areas
- Picnic areas
- Basketball courts
- Playgrounds

Moderate facility needs:

- Hiking trails
- Boat access
- Canoe/kayak launches
- Camping areas
- Ball fields
- Football fields
- Public golf courses
- Soccer fields
- Tennis courts

- **2018 – 2023 SCORP**

In developing and researching the findings reported in the 2018 SCORP, the planning process discovered changes in recreation and growth trends, community needs, and landscape preferences. Many discoveries were made in the process, such as:

- A majority of Delaware residents (96%) indicate outdoor recreation is important to their quality of life.
- 55% of residents participate in outdoor recreation for their physical fitness and to lead a healthier lifestyle.

In the spring of 2018, a telephone survey of Delaware residents were queried about their personal recreational activities and those of their household. Specifically, the survey concentrated on assessing the respondents' view of five content areas:

- Importance of, and participation in, outdoor recreation
- Reasons for participating in outdoor recreation
- Ratings of facilities and opinions on specific aspects of facilities
- Accessing facilities
- Priorities for funding and policy making decisions

When looking at the findings from the 2018 SCORP telephone survey, it is clear that Delawareans place a high importance on outdoor recreation. Statewide, 73% of Delaware residents indicated that outdoor recreation was 'very important' to them personally, while 96% said it had some importance in their lives. These findings are a slight increase from the results of the same question asked in the three previous surveys (2002, 2008, and 2011). Responses over the past 16 years indicate continued demand for outdoor recreation opportunities throughout the state. The full report can be found here: <https://www.destateparks.com/wwwroot/downloads/SCORP/SCORP%202018.pdf>

AGRICULTURAL PRESERVATION

The Delaware Department of Agriculture manages Delaware's Agricultural Lands (Aglands) Preservation Program. This program, established in 1991, allows landowners to voluntarily preserve their farms through a two-phase process. The first phase, which does not include payment to the landowner, is known as an Agricultural Preservation District. In phase two, the landowner is paid to sell their farm's development rights, known as an Agricultural Conservation Easement.

Much of the area surrounding Selbyville remains in agricultural uses. North of Selbyville, along Route 113, several farms have been placed under permanent protection through the Purchase of Development Rights program, which can be seen on the Planning Map 5.

AGRICULTURAL PRESERVATION DISTRICTS

A Preservation District is a ten-year, voluntary agreement where landowners agree to continue to use their land for agricultural purposes only. Landowners with forested tracts are also eligible to enroll their properties as a Forestland Preservation Area through the Forestland Preservation Program, although as of this writing, it currently has no funding.

Prospective buyers of a property who wish to participate in the Aglands Preservation Program may enroll the property they wish to purchase in a Preservation District through a Contingent Sale Application, if the seller also agrees. The primary benefit of this application is that both buyer and seller are exempt from realty transfer tax on all unimproved land as long as the application is approved prior to settlement. If the settlement does not occur, the enrollment status becomes void.

To qualify as an Ag District, land must meet the farm income requirement for the State's Farmland Assessment Act, satisfy a scoring system standard, and undergo a review and approval process. Most farms in the State will qualify. There is no payment to the landowner for creating the district.

AGRICULTURAL CONSERVATION EASEMENTS

In the second phase of the Aglands Preservation Program, landowners can (if they choose) permanently preserve their farmland by selling its development rights. The ten-year district agreement is then replaced by a permanent agricultural conservation easement on the land. Each year, funding permitting, the Aglands Program selects one round of farms to preserve. Landowners are eligible to submit a bid to sell their farm's development rights the year after they enroll their farm into a District Agreement. Landowners bid against each other by offering a discount from the appraised development rights' value of their property.

FARM & TAX BENEFITS

There are several benefits to landowners in an Agricultural District or Conservation Easement. The unimproved land in the district is exempt from real estate transfer, county, and school taxes. There are significant protections against nuisance suits for land in the district. Landowners are permitted limited residential uses. Permitted agricultural uses include, but are not limited to, crop production, herd animal and poultry operations, horse operations, forest production, non-commercial hunting, trapping and fishing, and agricultural eco-tourism operations, as well as farm markets and roadside stands.

Congress has enacted laws that may benefit owners of preserved farmland. An easement that is either sold at less than appraised value or donated to the Foundation may qualify the owner for a deduction for income, gift or estate tax purposes. Rules governing taxes are complex and owners should consult competent tax advisors on these matters.

Additional information about the State's Agricultural Lands Preservation Program can be found on their website at: <https://agriculture.delaware.gov/agland-preservation-planning/the-preservation-program/>

DELAWARE RURAL IRRIGATION PROGRAM

In addition to the Aglands Preservation Program, the State of Delaware offers a program that provides financial assistance to Delaware farmers to add new irrigation systems, including center pivot, linear move, towable systems, span angle systems, corner arm systems, single-phase systems, or wells and filters associated with drip irrigation systems. The goals of this program are to:

- Significantly increase the number of acres of currently non-irrigated cropland annually within the State;
- Increase the yield of cash crops in the State, thereby increasing farmers' incomes;

- Increase the amount of locally-grown feed stocks for the Delaware poultry industry; and
- Support the State’s environmental goals of increasing nutrient uptakes on cropland.

This program works in partnership with any private lending institution by providing the borrower with no-cost capital equal to the normal and customary equity requirements of a private loan. The loan fund would finance up to 25% of the total project cost, not to exceed \$25,000, at 0% interest for a term of no longer than 7 years with repayment of principal beginning in year 3 of the loan. A bank or other lending institution must loan the remaining balance of the project.

GOALS & RECOMMENDATIONS

GOALS

- 10-1 | Preserve the Park Street park and determine the potential for expanded park amenities.
- 10-2 | Further determine if the needs are being met based on the increased growth within the Community.
- 10-3 | Continue to work with developers to ensure new developments provide adequate recreation facilities and amenities.
- 10-4 | Purchase and develop park and open space land for future services.

RECOMMENDATIONS

- 10-1 | Create a parks and open space plan that would determine if the needs are being met for the community, areas of improvement, new development recommendations, private vs. public services and cost sharing,
- 10-2 | Create and promote a community parks and recreation survey to further determine interest and opportunity.
- 10-3 | Consider requiring open space set-aside or payment in lieu of open space.

CHAPTER 11

HISTORIC & CULTURAL RESOURCES

Historic buildings and landscapes are visible reminders of an area's heritage. They illustrate the lives of people who lived and worked in a community before those in the present. Historic preservation emphasizes reuse, quality of life, and sustainable economic growth. It also provides cultural benefits through the preservation of historic structures and their cultural identity. Historic preservation can provide economic benefits by promoting the reuse of existing buildings and infrastructure, conserving resources, and revitalizing community centers, and can often encourage private investment in an area.

Selbyville has a rich history that contributes to its community character and the quality of life within the Town. Preservation of structures relating to that history will maintain and enhance the Town's appearance and atmosphere, while serving as a reminder to citizens and visitors of the community's past.

HISTORIC RESOURCES

Historic preservation is a deliberate effort to maintain, restore, and protect buildings and surroundings that tell the story of a community's past. Successful preservation takes foresight, organization, and adequate funding. Government, non-profit advocates, local historical societies, and private citizens all play a role in preserving and promoting this heritage and unique character.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the official inventory of the country's historic sites. It is administered by the U.S. Department of the Interior's National Park Service. The Register lists over 92,000 sites nationwide. In addition to federal properties with historic importance, the Register includes properties across the country that were nominated by governments, organizations, and individuals because of their importance to the nation, a state, or a community. The inventory includes buildings, districts, sites, and structures significant to history, architecture, archaeology, engineering, and culture. Most properties on the National Register are at least 50 years old. Benefits of listing on the National Register include:

- Official recognition that the property is significant;
- Qualification for certain federal funds when those funds are available;
- Eligibility for state and federal historic rehabilitation tax credits; and
- Mandatory consideration of potential impacts when projects using federal funds are proposed nearby.

Selbyville does not currently have any listings on the National Register; however, a handful of buildings and other structures have been found to be National Register-eligible. This means that, should these properties wish to be listed on the Register, it has already been determined that they meet minimum eligibility criteria.

LOCAL HISTORIC DISTRICT

Groups of closely located properties can be listed together on the National Register as a historic district. This should not be confused with the historic district that a municipality can establish and regulate through its zoning ordinance or other special purpose ordinance.

National Register sites may or may not be part of locally-created historic districts. National Register sites outside of local historic districts are not subject to the restrictions on renovation and demolition that municipalities attach to properties within local historic districts. National Register status by itself does not legally prevent property owners from doing what they want to their properties, including demolition.

The Town of Selbyville does have a local Historic District, located in the downtown, and it is eligible for listing on the National Register of Historic Places. Complete documentation and National Register evaluation of the proposed district are included in the 2012 report, *Evaluation of National Register Eligibility for Architectural*

Properties in the Millsboro-South Study Area, U.S. 113 North/South Study. A copy of the study is on file with the State Historic Preservation Office.

While the Town is not interested in pursuing such a designation at this time due to lack of property owner support, it does have an interest in protecting the downtown's historic character. The Town's Zoning Ordinance includes a Historic Residential District (HR) and a Historic Business District (HB), both of which are discussed in more depth in Chapter 12, Land Use. Structures in these districts are subject to architectural guidelines that serve to protect architectural resources in the Town's Historic District.

Operating in concert with the historic district is the Town's Historic District Commission, which shares the same membership as the Planning & Zoning Commission. Before a structure in the Historic District can have exterior alterations or repairs or be moved or demolished, the Commission must review the proposal and issue a letter of approval. The Commission meets monthly, as necessary, with meetings open to the public.

STATE HISTORIC PRESERVATION PLAN

In August of 2018, the Division of Historical and Cultural Affairs released the "Partners in Preservation: Planning for the Future—Delaware's Historic Preservation Plan, 2018–2022" which provides a guide for citizens, organizations and agencies working together to preserve Delaware's heritage for the future.

The plan outlines six broad goals for the next five years, and suggests specific strategies and actions that can help achieve those goals. The goals are listed below:

1. Strengthen and expand Delaware's core federal/state historic preservation program to provide a solid foundation for preservation initiatives throughout the state.
2. Enhance or establish relationships among government programs that impact historic preservation, raising awareness of common goals that support preservation and appropriate treatment.
3. Encourage inclusion of historic preservation values as a best practice in landscape and community planning as a means of recognizing the contribution of historic resources to community character and quality of life.
4. Concentrate upon the support of grassroots historic preservation initiatives in communities throughout the state.
5. Strive to make the best possible information on Delaware's historic resources widely available to agencies, communities, stakeholders, and the general public.
6. Broadly communicate the value of Delaware's historic resources and the means through which they can be preserved and enhanced.

The plan encourages advocates to be informed, share resources and take action. Notably, the plan emphasizes the importance of potential partners that could assist in this work, and encourages building on common interests among a variety of stakeholders.

The preservation plan focuses on developing tools and information needed to help guide growth and change in ways that sustain and enhance the state's character and quality of life. In this work, the plan complements Delaware Strategies for State Policies and Spending, developed by the Delaware Office of State Planning Coordination to coordinate land-use decision-making, as well as other statewide and local planning efforts.

As a requirement for receiving Delaware's annual portion of the federal Historic Preservation Fund, administered by the National Park Service, the division is responsible for coordinating the preparation and development of a comprehensive, statewide historic preservation plan and for updating it at regular intervals. Beginning in August 2016, the new plan was written by members of the division's State Historic Preservation Office working with consultant Heritage Strategies, and with input from preservation professionals, non-profit organizations and the public.

Additional review, comment and final approval of the plan were supplied by the National Park Service, as well as the Delaware State Review Board for Historic Preservation which provides guidance and perspective on Delaware's historic preservation issues. The full Plan can be found here:

<https://history.delaware.gov/wp-content/uploads/sites/179/2019/02/2018-2022DelawareSHPOPlanSP.pdf>

HISTORIC PRESERVATION ORGANIZATIONS

While Selbyville does not have its own historical society or other local preservation organization, there are a number of organizations throughout the County, State, and nation that provide resources, technical assistance, and funding.

- **DELAWARE DIVISION OF HISTORIC & CULTURAL AFFAIRS (DHCA) |** DHCA is the State's historic preservation agency. Its main responsibilities are to operate State-owned museums and other historic State-owned properties; conserve the State's collection of historic documents, fine arts, and other memorabilia; prepare and participate in exhibits, special events, and educational programs; identify, study, and preserve historic buildings, districts, and landscapes including archaeological sites and their contents; provide information on tax credits and other funding incentives for rehabilitating designated historic buildings; work with others to administer State and federal regulations that protect designated historic places; and maintain the State's Cultural & Historical Resources Information System, a web-based mapping system that provides information on historic properties within the State and assists with project and historic preservation planning.
- **DELAWARE STATE HISTORIC PRESERVATION OFFICE (SHPO) |** SHPO's Director, with advice from the State Review Board and State staff, is responsible for evaluating historic significance of properties nominated for the National Register of Historic Places; deciding who will receive federal Historic Preservation Fund monies awarded to the State; administering local compliance with federal regulations that require an assessment of potential effects when federal money is to be spent on a project located near a National Register-listed site; and administering the State's Tax Credit Program.
- **PRESERVATION DELAWARE, INC. |** Preservation Delaware, Inc. is a Statewide, non-profit organization devoted to preserving Delaware's historic and architecturally significant buildings. Their motto is "Protecting the Irreplaceable in the First State". This group administers the Delaware Preservation Fund, which offers \$2,000 - \$4,000 grants for the restoration of historic structures within Sussex County annually.
- **NATIONAL TRUST FOR HISTORIC PRESERVATION |** NTHP is a privately-funded non-profit organization dedicated to saving the country's historic places. Their mission is to protect significant places representing diverse cultural experiences by taking action and inspiring public support.
- **DELAWARE HISTORICAL SOCIETY |** Founded in 1864, the Society's mission is to serve as the Statewide, non-profit organization that preserves, explores, shares, and promotes Delaware history, heritage, and culture to strengthen the community.
- **ARCHAEOLOGICAL SOCIETY OF DELAWARE |** ASD is a non-profit organization founded by avocational and professional archaeologists in 1933. The purpose of the Society was to study and appreciate the archaeological heritage of the State and the surrounding region. It works to educate members of the public, support archaeological investigations, report on activity within the region, and to promote interest and participation in archaeology.
- **DELAWARE HERITAGE COMMISSION |** Created in 1972, the Commission became one of the principal agencies for the celebration of Delaware history. Their mission is to celebrate the history and heritage of the State. The Commission has accomplished this through the publication of books and history camp programs.

- **UNIVERSITY OF DELAWARE CENTER FOR HISTORIC ARCHITECTURE & DESIGN (UD CHAD) |** CHAD is an interdisciplinary research and public service center that addresses historic preservation planning and policy. It has a particular focus on the documentation, interpretation, and evaluation of historic buildings and landscapes.

HISTORIC PRESERVATION RESOURCES AND INITIATIVES

A number of funding opportunities for historic preservation exist, including the following:

- **DELAWARE HISTORIC PRESERVATION TAX CREDIT PROGRAM |** The Delaware Historic Preservation Tax Credit Program is administered through the State and annually makes available \$5 million in State tax credits for projects approved under the program guidelines. The amount of the tax credit is equal to a percentage of the cost of the rehabilitation:
 - 20% for income-producing (depreciable) historic buildings, which increases to 30% when a project qualifies for the Delaware State Housing Authority's low income tax credits;
 - 30% for all other historic buildings (owner-occupied, residential buildings; non-profit-owned buildings, and church-owned buildings); and
 - Tax credits awarded to a project can be applied against the applicant's State income tax or can be transferred, sold, or assigned to any person or corporation with Delaware income tax liability or to banks to be applied against their franchise tax liability. Applications for owner-occupied residential properties are limited to being awarded a maximum of \$20,000 every 24 months.
- **DELAWARE COMMUNITY FOUNDATION |** The Delaware Community Foundation began in 1986 as a result of concern that most fundraising was for current operating needs and none for endowments to meet future needs. The foundation helps communities and philanthropists focus charitable resources for the greatest community benefit statewide. The Foundation holds approximately \$235 million in charitable assets and is among the largest community foundations in the country (DelCF, 2017). Through the Foundation, people can donate to a number of funds that support historic preservation including funds for local historical societies, museums, and cemeteries.
- **SUSSEX COUNTY LAND TRUST |** Each year, the Sussex County Land Trust raises money to preserve open space, including historic sites, with gifts from individuals, foundations, corporations, and through their partnership with the Sussex County Council. Additionally, their donated conservation easement program has grown significantly and contributes a large part of their land protection efforts.
- **DELAWARE PRESERVATION FUND |** The Delaware Preservation Fund was created by Preservation Delaware and incorporated in 2000. The purpose of the Fund is to provide financial assistance to historic property owners. All of the Fund's programs target buildings that are on or eligible for listing on the National Register or located in a historic district (Preservation, 2017).
- **NATIONAL TRUST FOR HISTORIC PRESERVATION |** The National Trust for Historic Preservation provides several recognition vehicles for individual donors. The largest levels include:
 - President's Circle: includes members that are committed to preservation by making annual gifts of \$1,000 or more;
 - Chairman's Circle: includes a select group of donors who annually support the Trust by making an unrestricted contribution of \$5,000 or more within a fiscal year; and
 - National Trust Council: the premiere donor recognition society of the Trust. Members provide philanthropic support and contribute an annual \$10,000 or more (Saving Places, 2017).
- **FAIR-PLAY FOUNDATION |** The Fair-Play Foundation is one of the top giving foundations in Delaware with an annual giving of approximately \$590,000 (TGCI, 2017). They have previously supported historic preservation efforts in Sussex County.

- **LONGWOOD FOUNDATION** | Dedicated to the people, environment, and communities of Delaware and southern Chester County in Pennsylvania, the Foundation accepts grant requests from all organizations that have 501(c)3 status. Since 1937, the foundation has awarded grants to non-profits totaling over \$2 billion including grants to help restore historic buildings (Longwood Foundation, 2017).
- **USDA RURAL DEVELOPMENT PROGRAM/SMALL BUSINESS PROGRAM** | The U.S. Department of Agriculture Rural Development operates over 50 financial assistance programs for a variety of rural applications. They provide various types of grants and loans including funding to invest in the redevelopment of historic buildings (USDA, 2017).
- **CRYSTAL TRUST** | The Crystal Trust was created in 1947. It's giving mainly goes to higher and secondary education and social and family services. These services include youth and child welfare agencies, family planning, and programs for the aged, the disadvantaged, and the homeless. In addition, they also support arts and cultural programs, health and hospitals, conservation programs, and historical preservation (FC, 2017).
- **FEDERAL HIGHWAY ADMINISTRATION** | In 2013, the Advisory Council on Historic Preservation signed a new Programmatic Agreement with the FHWA for the State of Delaware. The agreement was developed to establish a more efficient approach to Section 106 compliance for Federal-Aid Highway projects in Delaware (ACHP, 2017).
- **DELAWARE CEMETERY BOARD** | The Delaware Cemetery Board offers \$80,000 per year in grant money throughout the State through the Distressed Cemetery Fund to preserve and restore distressed cemeteries. "Distressed cemetery" means any land or structure used or intended to be used for the interment/entombment of human remains including facilities used for the final disposition of cremated remains whereby the owner lacks sufficient financial resources for the maintenance or preservation of said cemetery as determined by the Board. The maximum amount available from the Fund to each cemetery is \$10,000.

CULTURAL RESOURCES

The Town has four community events that occur annually:

- Halloween Parade, sponsored by the Lion's Club;
- Christmas Parade, sponsored by the Sussex Rotary Club;
- Old Timer's Day, event features classic cars hosted by the Bethany-Fenwick Chamber of Commerce; and
- The Police Department also hosts events at the Public Library to meet with residents in a casual setting.

Although not in Selbyville's town limits, Bayside's Freeman Stage has been a great addition to cultural opportunities for area residents. Full sets of various performances, including many national headliners, are scheduled throughout summer months. The performances bring a large number of people to the area and generally enhance the image of the community and promote economic opportunities for local businesses.

GOALS & RECOMMENDATIONS

GOALS

- 11-1 | Continue to protect the Town's historic districts through zoning regulations and the Historic District Commission.
- 11-2 | Encourage the use of federal and state tax credit programs for restoring historic buildings.

RECOMMENDATIONS

- 11-1 | Assist in promoting the historic programs, organizations and funding opportunities throughout the Community.

CHAPTER 12. LAND USE

“Land Use” is the general term referring to the actual uses or activities that occur on a parcel of land at any given time, whether residential, commercial, industrial, recreational, or another use altogether. Land use is not permanent and can change over time. It is important to note that land use is not the same as zoning. Zoning is the tool a municipality uses to regulate what can be built on a parcel of land and how it should be developed or redeveloped. Land uses can be “nonconforming,” meaning that they do not conform to the approved zoning because they were in existence when the land was zoned for another use. The nonconforming uses were “grandfathered”. Like land use, zoning can change over time. For example, parcels that are currently zoned to allow only commercial uses today may one day be changed by the Town Council to allow for a mix of uses, including residential.

Ensure the orderly use and development of the land within and surrounding Selbyville.

Land use defines a community’s physical form and function and provides a framework for all infrastructure related decisions, including transportation, economic development, utilities, community facilities, parks, and environmental protection. The Land Use chapter of the Comprehensive Plan provides the critical foundation for which all other elements are based. It includes a Future Land Use Map and related policies and actions to guide growth and development. This chapter also includes a summary of existing land uses and zoning, future growth projections and development capacity, and annexation and jurisdictional boundaries.

2015 STRATEGIES FOR STATE SPENDING

On April 14, 2016, Governor Markell signed Executive Order 59, adopting the 2015 Delaware Strategies for State Policies and Spending. Originally approved in 1999 and updated in 2004 and 2010, the 2015 document is the third iteration and is now available online.

The purpose of this document, as with previous Strategies for State Policies and Spending documents, is to coordinate land use decision making with the provision of infrastructure and services in a manner that makes the best use of natural and fiscal resources. The importance of such coordination lies in the fact that land use decisions are made at the local level, while the bulk of infrastructure and services that support land use decisions are funded by the State. The development of the State Strategies document with local governments and citizens helps to create a unified view toward growth and preservation priorities that all levels of government can use to allocate resources.

The Strategies for State Policies and Spending document uses the following area designations:

- **INVESTMENT LEVEL 1 AREAS** are often municipalities, towns, or urban/urbanizing places in counties. Density is generally higher than in the surrounding areas. There are a variety of transportation opportunities available. Buildings may have mixed uses, such as businesses on the first floor and apartments above. In these areas, State investments and policies should support and encourage a wide range of uses and densities, promote a variety of transportation options, foster efficient use of existing public and private investments, and enhance community identity and integrity.

Overall, it is the State's intent to use its spending and management tools to maintain and enhance community character, to promote well-designed and efficient new growth, and to facilitate redevelopment in these areas. These areas are also thought to be where both local government and citizens are most prepared to accept growth.

- **INVESTMENT LEVEL 2 AREAS** can be composed of less developed areas within municipalities, rapidly growing areas in the counties that have or will have public water and wastewater services and utilities, areas that are generally adjacent to or near Investment Level 1 Areas, smaller towns and rural villages that should grow consistently with their historic character, and suburban areas with public water, wastewater, and utility services. These areas have shown to be the most active portions of Delaware's landscape and serve as transition areas between Level 1 and the State's more open, less populated areas. They generally contain a limited variety of housing types, predominantly detached single-family dwellings. In these areas, State investments and policies should support and encourage a wide range of uses and densities, promote other transportation options, foster efficient use of existing public and private investments, and enhance community identity and integrity. Investments should encourage departure from the typical single-family dwelling developments and promote a broader mix of housing types and commercial sites encouraging compact, mixed-use development, where applicable.
- **INVESTMENT LEVEL 3 AREAS** fall into two categories, generally. The first covers lands that are necessary to accommodate expected population growth. The second category includes lands that are adjacent to or intermingled with fast-growing areas within counties or municipalities that are otherwise classified as Levels 1 or 2. Environmentally sensitive features, agricultural preservation issues, or other infrastructure issues most often impact these lands. Development and growth may be appropriate in the near term, but resources on the site and in the surrounding area should be carefully considered and accommodated. This level is further characterized by areas with leapfrog development that is not contiguous with existing infrastructure; areas that are experiencing some development pressure; areas with existing but disconnected development; and possible lack of adequate infrastructure. Due to the limits of finite financial resources, State infrastructure spending on infrastructure such as roads, sewer, water, and public facilities in Level 3 areas will generally be considered once the Investment Level 1 and 2 areas are built out, or when the infrastructure or facilities are logical extensions of existing systems and deemed appropriate to serve a particular area.
- **INVESTMENT LEVEL 4 AREAS** are rural in nature and are where the bulk of the State's open space/natural areas and agricultural industry are located. These areas contain agribusiness activities, farm complexes, and small settlements. They typically include historic crossroads or points of trade, often with rich cultural ties. These areas also boast undeveloped natural areas such as forestlands, and large recreational uses, such as State and county parks and fish and wildlife preserves. They may also include natural habitats that are important for providing ecosystem services such as water quality and reducing flood risk. Sometimes, private recreational facilities, such as campgrounds or golf courses, are also situated in these areas, in addition to limited institutional uses. Level 4 Areas may be the location for certain uses that, because of their specific requirements, are not appropriate for location elsewhere. The State's Investments and policies should retain the rural landscape and preserve open spaces and farmlands, support farmland-related industries, and establish defined edges to more concentrated development.
- **OUT-OF-PLAY AREAS** are those land areas that are not available for private development, including publicly-owned lands, private conservation lands, lands for which serious legal and/or environmental constraints on development are identified, and lands in some form of permanent open space protection (e.g., agricultural preservation easements, conservation easements). These areas are generally not expected to be the location of private development activities; however, government entities, private property owners, and conservation organizations are still expected to invest in these areas.

Map 7, State Strategies, reflects the Strategies for State Policies and Spending designations for the Town and surrounding area. The Town of Selbyville itself contains all five investment level areas. The largest segment of the Town falls into Investment Level 2 (1,315.01 acres or 59.01%), followed by Investment Level 1 (525.36 acres or 23.57%), Investment Level 3 (312.87 acres or 14.04%), Out-of-Play Areas (74.31 acres or 3.33%), and the smallest segment falling into Investment Level 4 (1.08 acres or 0.05%).

Full documentation on the 2015 Delaware Strategies for State Policies and Spending can be found at www.stateplanning.delaware.gov/strategies/

SUSSEX COUNTY COMPREHENSIVE PLAN

The Sussex County Comprehensive Plan was adopted on December 4, 2018. It can be found on the County's Planning & Zoning website: <https://sussexcountyde.gov/planning-zoning> The following information was pulled from the document's Future Land Use Plan. This Chapter's goals are as follows:

- Direct development to areas that have existing infrastructure or where it can be secured cost-effectively.
- Conserve the County's agricultural economy by promoting farming and preserving agricultural land values and agribusiness.
- Protect critical natural resources, such as the inland bays and others, by guarding against over-development and permanently preserving selected lands.
- Encourage tourism and other responsible commercial and industrial job providers to locate and invest in the County.
- Expand affordable housing opportunities, particularly in areas near job centers and Delaware State Housing Authority (DSHA) Areas of Opportunity.
- Ensure that new developments incorporate best practices in subdivision design.
- Make Sussex County's growth and conservation policies clear to relevant Delaware State agencies, neighboring counties, and Sussex County's incorporated municipalities.

The County's Future Land Use Plan divided Sussex County into two types of planning areas: Growth Areas and Rural Areas.

GROWTH AREAS

The Sussex County Comprehensive Plan sought to direct the County's most concentrated forms of development to Growth Areas, including the higher density residential development and most commercial development. The County's Future Land Use Plan is based on seven guidelines to help determine where Growth Areas should be located:

- Proximity to an incorporated municipality or to a municipal annexation area;
- Presence of existing public sewer and public water service nearby;
- Plans by the County to provide public sewage service within five years;
- Location on or near a major road or intersection;
- Character and intensity of surrounding development, including proposed development;
- Location relative to major preserved lands;
- Location of water bodies;
- Location of agricultural and other protected easements;
- The area's environmental character; and
- How the area ranks according to the Delaware Strategies for State Policies and Spending document.

The County further defined the Structure of the Future Land Use Plan in Chapter 4.4.2 by identifying two types of planning areas: Growth Areas and Rural Areas, each include sub-categories.

According to these guidelines, the Town and its surrounding areas were given the following County Growth Area designation, as indicated on Figure 4.5-1 Sussex County 2045 Future Land Use Map:

- **MUNICIPALITY** | Sussex County strongly favors directing development toward the municipalities that desire it. With exceptions, these are some of the County's most densely developed areas and the areas most fully served by public sewer and public water facilities. The specific permitted uses and densities governing new construction within an incorporated municipality will continue to be governed by that municipality's zoning ordinance, its public water and sewer capacities, and its comprehensive planning policies.
- **TOWN CENTER** | Significant growth is proposed to be concentrated around municipalities in unincorporated areas just beyond municipal borders. Many of these locations are part of areas that municipalities have formally designated as future annexation areas in their local comprehensive plans, where the municipality would be receptive to annexation requests in the future. Some municipalities have policies that they avoid extending water and sewage systems beyond their borders, while other municipalities do allow these extensions.

The following guidelines should apply to future growth in the Town Centers:

- Permitted Uses – A range of housing types are appropriate in Town Centers, including single-family homes, townhouses, and multi-family units. Commercial uses should serve the daily needs of residents, workers, and visitors. Retail and office uses compatible with adjacent areas are appropriate. Institutional and commercial uses may be appropriate depending on surrounding uses. Some smaller scale, low-impact industrial operations may be appropriate, but larger industrial uses are proposed to be directed to General Industrial areas. Appropriate mixed-use development should also be allowed.
 - Densities – Medium to high density residential development is encouraged. This should range from 4 to 12 homes per acre. In some areas, low density (2 units per acre) could be appropriate, depending on surrounding uses. A mix of housing types such as single family, duplex, townhouses, and apartments should be considered in this district. A clustering option permitting smaller lots and additional flexibility in dimensional standards should continue to be provided on tracts of a certain minimum size, provided significant permanent common open space is preserved and the development is connected to central water and sewer service. Specific regulations governing cluster developments are designated by zoning district.
 - Infrastructure – Central water and sewer facilities and strongly encouraged. If central utilities are not possible, densities should be limited to two units per acre.
- **DEVELOPING AREA** | The Developing Areas are newer, emerging growth areas that demonstrate the characteristics of developmental pressures. Most of the proposed Developing Areas are adjacent to municipalities, within or adjacent to potential future annexation areas of a municipality, or adjacent to Town Centers.

The following guidelines should apply to future growth in the Developing Areas:

- Permitted Uses – A range of housing types are appropriate in Developing Areas, including single family homes, townhouses, and multi-family units. In selected areas and at appropriate intersections, commercial uses should be allowed. A variety of office uses would be appropriate in many areas. Portions of the Developing Areas with good road access and few nearby homes should allow for business and industrial parks. Appropriate mixed-use development should also be allowed. In doing so, careful mixtures of homes with light commercial and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home.

- Densities - Low, medium, and high density residential development is appropriate in this classification; however, medium and higher density is not appropriate in all locations. This should range from 2 to 12 homes per acre. Medium and higher density (4 units per acre and above) can be considered in areas, including but not limited to, where there is central water and sewer, near sufficient commercial uses, with a similar surrounding density, similar to the surrounding uses, adequate LOS or no negative impact to the LOS, and along a main road or at/or near a major intersection. A clustering option permitting smaller lots and additional flexibility in dimensional standards is encouraged on tracts of a certain minimum size, provided significant permanent common open space is preserved and the development is connected to central water and sewer service.
- Infrastructure – Central water and sewer facilities are strongly encouraged. If central utilities are not possible, permitted densities should be limited to two units per acre.
- **COASTAL AREA** | Sussex County has designated the areas around Rehoboth Bay, Indian River Bay, and Little Assawoman Bay as Coastal Areas. They generally encompass areas on the southeastern side of the County within what was previously referred to as the Environmentally Sensitive Developing Areas of prior Comprehensive Plans. The updated name more accurately reflects the function of this land use classification. While the Coastal Area is a Growth Area, additional considerations should be taken into account in this Area that may not apply in other areas.

The Coastal Area designation is intended to recognize two characteristics. First, this region is among the most desirable locations in Sussex County for new housing, as reflected in new construction data and real estate prices. Second, this region contains ecologically important and sensitive characteristics as well as other coastal lands, which help to absorb floodwaters and provide extensive habitat for native flora and fauna. This area also has significant impact on water quality within adjacent bays and inlets as well as the region's various habitats. These factors are another part of the reason this Area is so desirable – making the protection of them important to both the environment and the economy.

The County has significant initiatives to extend public sewer service to replace inadequate onsite systems. Careful control of stormwater runoff is also an important concern in keeping sediment and other pollutants out of the Inland Bays.

The challenge in this region is to safeguard genuine natural areas and mitigate roadway congestion without stifling the tourism and real estate markets that provide many jobs, create business for local entrepreneurs, and help keep local tax rates low.

The following guidelines should apply to future growth in Coastal Areas:

- Permitted Uses – Coastal Areas are areas that can accommodate development provided special environmental concerns are addressed. A range of housing types should be permitted in Coastal Areas, including single-family homes, townhouses, and multi-family units. Retail and office uses are appropriate but larger shopping centers and office parks should be confined to selected locations with access along arterial roads. Appropriate mixed-use development should also be allowed. In doing so, careful mixtures of homes with light commercial, office, and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home. Major new industrial uses are not proposed in these areas.
- Densities – Low, medium, and high density residential development would be appropriate. This should range from 2 to 12 homes per acre. Medium and higher density are not appropriate for all areas within the Coastal Areas. Medium and higher density (4 units per acre and above) should

be located in areas including but not limited to where there is central water and sewer, near commercial uses, within Level 1 or Level 2 Strategy for State Spending, with a similar surrounding density, similar to the surrounding uses, and along a main road or at/or near a major intersection. The preservation of natural resources or open space is strongly encouraged in this land use classification. The County should revisit environmental protection in the Coastal Areas.

Specific regulations governing cluster developments are designated by zoning district. There currently is an option where density can be increased with optional density bonuses for certain zoning districts. Those optional bonuses may involve payment of fees that fund permanent land preservation elsewhere in the County, or other options. Retirement Planned Communities (RPCs) are encouraged to allow for a mix of housing types and to preserve open space and natural areas/resources. Cluster development that allows for smaller lots and flexibility in dimensional standards is encouraged if the developer uses a cluster option that results in permanent preservation of a substantial percentage of the tract and/or natural areas/resources. Master planning should be encouraged especially for large-scale developments on large parcels or groups of parcels, higher density, and mixed-use developments to provide flexibility in site design.

All applicants for developments of a minimum size (as specified in zoning) should continue to be required to provide information that analyzes the development's potential environmental impacts, including effects on stormwater runoff, nitrogen and phosphorous loading, wetlands, woodlands, wastewater treatment, water systems, and other matters that affect the ecological sensitivity of the inland bays.

- Infrastructure – Central water and sewer facilities are strongly encouraged. If central utilities are not possible, permitted densities should be limited to two units per acre.
- **COMMERCIAL AREA |** Commercial Areas include concentrations of retail and service uses that are mainly located along highways. As opposed to small, traditional downtown areas that are often historic and pedestrian-friendly, Commercial Areas include commercial corridors, shopping centers, and other large commercial vicinities geared towards vehicular traffic. In addition to primary shopping destinations, this area would also be the appropriate place to locate hotels, motels, car washes, auto dealerships, lumberyards, and other larger scale commercial uses not primarily targeted to the residents of immediately adjacent residential areas. These more intense uses should be located along main roads or near major intersections. Institutional and commercial uses may be appropriate depending on surrounding uses. Mixed-use buildings may also be appropriate for these areas.
- **INDUSTRIAL AREA |** Industrial Areas are lands devoted to concentrations of larger industrial uses including heavier industry, light industry, warehousing, and flex space. Appropriate development in these areas could take the form of conventional industrial parks or planned business parks with a unified design that incorporate a combination of light industry and other business uses. Large, more intensive stand-alone industrial uses should also be directed to these areas.

RURAL AREAS

In addition to County Growth Areas, the County's Future Land Use Plan also shows areas of Low Density and Protected Land Areas. These areas will have to be observed when considering any potential annexation areas:

- **LOW DENSITY AREA |** As of 2018, all lands designated in the County Comprehensive Plan as Low Density Areas are currently zoned AR-1. Under that zoning designation, single family detached homes are permitted at two homes per acre on lots containing a minimum of half acre if the tract connects to central sewers.

Where on-site septic systems are used, single-family detached homes are permitted on minimum 3/4-acre lots. AR-1 zoning regulations also permit an average of two homes per acre where a cluster-style site plan is used, and a portion of the tract is preserved in permanent open space. Using these zoning regulations and additional incentives discussed in the County's Future Land Use chapter, Sussex County hopes to retain the rural environment of Low Density Areas and set aside significant open space.

In Sussex County, many farmland owners located in the Low Density Areas have built up significant equity in their land – in numerous cases through multiple generations. This equity is an asset that can serve as collateral to secure operating loans. It is also equity that can be realized through land sales if and or when these landowners no longer desire to continue farming. For this reason, the Sussex County Council supports State and local land use policies that will preserve the value of farmland. The County approach emphasizes the following policies and actions to help sustain agriculture, maintain the rural landscape and sustain reasonable development rights:

- The County strongly supports voluntary farmland preservation and has worked jointly with the State to facilitate the acquisition of development rights to agricultural land.
- The County requires that a certain portion of a residential subdivision must be permanently preserved in common open space.
- The County provides density bonuses, under certain conditions, to developers who agree to pay into a fund that Sussex County uses to acquire open space.
- The County requires developers to plant landscaped buffers to physically separate new development from the surrounding countryside.
- The County is also considering establishing Agribusiness Areas, which will enable certain limited, yet important agriculture industries to develop in support of Sussex County's large agricultural economy without unnecessary delay.

The following guidelines should apply to future growth in Low Density Areas.

- Permitted Uses – The primary uses envisioned in Low Density Areas are agricultural activities and homes. Business development should be largely confined to businesses addressing the needs of these two uses. Industrial and agribusiness uses that support or depend on agriculture should be permitted. The focus of retail and office uses in Low Density Areas should be providing convenience goods and services to nearby residents.

Commercial uses in these residential areas should be limited in their location, size and hours of operation. More intense commercial uses should be avoided in these areas. Institutional and commercial uses may be appropriate depending on surrounding uses.

- Densities – Base densities in Low Density Areas should be unchanged from the current zoning provisions. The minimum lot size should be ¾ acre for lots served by on-site septic systems and half acre for lots with central sewers. The cluster option permitted in Low Density Areas should continue to permit overall site densities of up to two units per acre, provided significant open space is set aside and the tract connects to public sewers.
- Infrastructure – Development where lots are no smaller than ¾ acre can be accommodated in this planning area without central sewers. Other development should require central sewer service.

- **PROTECTED LANDS** | Protected Lands are considered preserved. Some of these tracts are considered “out of play” and cannot be further developed because they are Federally-owned, State-owned, or under other land preserves; under conservation easements (such as easements on mostly forested land or easements by private conservancies); or under agricultural preservation easements that were purchased by the State and/or County. Other properties within the Protected Lands category are considered “temporarily out of play.” The landowners voluntarily agree to enter into a ten-year Agricultural Preservation District program and can leave or renew their participation when the agreements expire; therefore, these areas can be considered temporarily, but not permanently, preserved.

The following maps from the Sussex County Comprehensive Plan were taken into consideration during the creation of the Town of Selbyville’s Comprehensive Plan:

- Figure 4.2-2 Developed and Protected Land
- Figure 4.5-1 Sussex County 2045 Future Land Use

COUNTY DEVELOPMENT

When planning for development near the edges of Selbyville’s borders, it is important to consider what development is possible under the County’s current zoning. This is because the land may be developed under County zoning without being annexed by the Town and a developer is less likely to ask to be annexed unless the developer is able to achieve more flexible zoning and density than is currently offered by the County or unless they are seeking to connect to the Town’s wastewater or water system.

ANNEXATIONS

According to the United States Census Bureau, an annexation is “the act or process of adding land to a governmental unit, usually an incorporated place, by an ordinance, a court order, or other legal action”. Selbyville’s annexation procedures are set forth in the Town’s Charter. According to 22 Del. Code, Chapter 7, annexations by a municipality must be consistent with the municipality’s comprehensive plan and, thus, the annexation component of the comprehensive plan should set forth lands to be considered for annexation.

Due to its proximity to the beach resorts, Selbyville is in an area of high growth pressure. While the Town’s population growth rate between 1990 and 2000 was less than that of Sussex County, development in the County has rapidly moved west along Route 54, which led to Selbyville surpassing the County’s growth rate during the time period from both 2000 to 2010 and 2000 to 2016. In order to shape growth as it occurs at Selbyville’s borders, the Town has considered and approved annexations. The Town’s numerous assets including abundant water, water and wastewater treatment capacity, experienced police force, established volunteer fire company, and management capability, make it a suitable area to focus growth.

Properties in the potential Annexation area should be evaluated on a case-by-case basis. Through annexation, Selbyville may take control of areas that have not traditionally been served by Town services. The position for expansion of the Municipal boundaries and evaluation of these annexation proposals may include:

- Potential benefit to the Town in terms of tax revenue, jobs, services, or facilities to be provided;
- If development is imminent, the desirability of controlling the type or style of development using Town codes; and
- Impact of the development on Town services and utilities – potential impacts include the need for infrastructure and facility upgrades and additional services, including the resulting ongoing administrative and maintenance costs.

The Town currently provides sewer and water to a number of residences outside of the current municipal boundary. These areas fall within the potential annexation area and would likely be among some of the first properties to be annexed into the Town. Selbyville also includes several enclave properties, or “donut holes”, where unincorporated land is entirely surrounded by land within the municipal boundary. These have been and will continue to be a priority for annexation.

Selbyville’s other priority for annexation has been the land east of Town along Route 54, generally south of Route 17. This area has been experiencing growth pressure in the County and, now that a large portion has been annexed, the Town has greater control over how it develops. The Town will also provide central water and sewer as well as police service to residents and businesses in this area.

Areas north and northeast of Town between Routes 17 and 113 area also shown as potential annexation areas; however, this land remains predominantly rural in nature and is under less development pressure. While the Town is interested in potentially annexing the area, it is a lower priority than other areas east of the current boundary.

Selbyville currently has additional capacity in its water and wastewater treatment capabilities. The wastewater treatment plant currently operates at about 1.25 MGD with a capacity of 2.0 MGD. The Town currently treats about 290,000 gpd of water. Its treatment plant could treat up to 1 MGD with minor adjustments. Once the Town reaches about 600,000 gpd, it will need additional wells. With this excess capacity, the Town is in a good position to assume the growth that annexation would bring.

Areas of consideration for potential annexation can be found on Map 8 and the associated future land use classification for consideration by the Town. The secondary development areas is shown closest to the Town limits; however, an annexation application may involve multiple parcels to meet the contiguous requirements. This map will determine the future land use classification for future land development during the annexation process.

Map 5, Planning Area was created as a tool for future development outside the Town boundaries with a more regional approach and view. This map doesn’t provide specific future land use classifications; however, it depicts the Agricultural District and land with Purchased Development Rights. This will have an impact on future decisions and expansion of larger acre parcels as the Town limit boundaries expand.

EXISTING LAND USE

The Town completed an existing land use parcel based inventory as part of the comprehensive planning process. General land use categories were assigned to complement future land use and zoning classifications. The General Existing Land Use classifications include:

- | | |
|----------------|---------------------------------|
| -Agriculture | -Commercial |
| -Industrial | -Industrial & Commercial |
| -Institutional | -Mixed Use |
| -Residential | -Parks, Recreation & Open Space |
| -Vacant | |

Once the data was collected, the existing land use assigned per parcel was compared to the previous Comprehensive Plan Future Land Use Map and the Town’s Official Zoning Map categories. This analysis was used to determine whether any discrepancies existed. Consideration was given for complementary neighboring properties during this process. The result of this research and field work assisted in creating the 2020 Existing Land Use Map 2.

FUTURE LAND USE

As mentioned in the Existing Land Use section, the Town completed an existing land use inventory as part of the comprehensive planning process as a critical component to creating the Future Land Use Map. The Town Manager, Town Attorney and Town Planning Consultant held multiple meetings to review the parcel based Existing Land Use Inventory against the Future Land Use Classification. This resulted in the Town Manager reviewing archived files, meeting minutes and land development applications assembled over a decade. This documentation validated several parcels of land that were annexed and/or developed since adoption of the former Plan.

The Town has approved several Special Exceptions; and these are difficult to identify and monitor outside of the adopted future land use map and zoning map. The Town Manager and staff collected the necessary data to validate this land use activity. A Board of Adjustment and Special Exception map was created for the Town to use as a tool to track the land use approvals.

The project team presented the recommended Future Land Use classifications that further complimented the previous Plan to the Town's Planning and Zoning Commission and Town Council. The following classifications were used to create Map 4, Future Land Use:

- | | |
|------------------------------|------------------------------|
| -Residential | -Shopping, Business or Trade |
| -Industrial or Manufacturing | -Social or Institutional |
| -Natural | |

Identifying these discrepancies was useful to update the 2020 Future Land Use Map 4, as well as planning for updates to the Zoning Map 3 that would be required upon Plan adoption and certification.

Areas for Annexation consideration and the future land use classification were discussed in the Annexation section of this Chapter. Map 8 Areas of Potential Annexation provide a parcel based assigned future land use.

ZONING

Selbyville's zoning is currently broken down into 12 different categories. The categories help specify what type of use is found in each classification, as shown below:

RESIDENTIAL ZONING DISTRICTS

The eight residential zoning districts (R-1 High-Density Residential, R-2 Medium-Density Residential, R-3 Low-Density Residential, R-4 Low-Density Residential, MR Multifamily Residential, DR Duplex Residential, MH Mobile Home Park Residential, and HR Historic Residential) account for the majority of land in Selbyville. Further described below:

R-1 The purpose of the R-1 Residential District is to provide for high-density residential development in areas that are or that are expected to become generally urban in character, but where sanitary sewers and public water supplies are available at the time of construction, together with recreational facilities, and accessory uses as may be necessary or are normally compatible with residential surroundings. The district is located to protect existing development of this character and contains vacant land considered appropriate for such development in the future.

R-2 The purpose of the R-2 Residential District is to provide for medium-density residential development in areas that are or that are expected to become generally urban in character, but where sanitary sewers and public water supplies are available at the time of construction, together with recreational facilities, and accessory uses as may be necessary or are normally compatible with residential surroundings. The

district is located to protect existing development of this character and contains vacant land considered appropriate for such development in the future.

R-3 The purpose of the R-3 Residential District is to provide for low-density residential development in areas that are or that are expected to become generally urban in character, but where sanitary sewers and public water supplies may or may not be available at the time of construction, together with such churches, recreational facilities, and accessory uses as may be necessary or are normally compatible with residential surroundings. The district is located to protect existing development of this character and contains vacant land considered appropriate for such development in the future.

R-4 The purpose of the R-4 Residential District is to provide for low-density residential development with smaller lots but with no increase in density over the R-3 Residential District. Such development is intended to be in areas which are or are expected to become generally urban in character, but where sanitary sewers and public water supplies may or may not be available at the time of construction, together with such churches, recreational facilities, and accessory uses as may be necessary or are normally compatible with residential surroundings. The district is located to protect existing development of this character and contains vacant land considered appropriate for such development in the future.

DR The purpose of this district is to provide for medium-density residential development in areas that are or that are expected to become generally urban in character, but where sanitary sewers and public water supplies are available at the time of construction, together with such churches, recreational facilities and accessory uses as may be necessary or are normally compatible with residential surroundings. The district is located to act as a buffer between commercial uses and established residential and future residential and business uses in the Historic District. The Duplex Residential District contains vacant land and existing structures considered appropriate for such development in the future.

MH The purpose of this district is to provide for medium-density residential uses of a tract of land in single ownership, which has been developed with all necessary facilities and services in accordance with a site plan meeting all the requirements of this chapter and that is intended for the express purpose of providing a satisfying living environment for mobile home residents on a long-term occupancy basis.

HR The residential uses within the district comprise relatively small low-density or medium-density residential neighborhoods in the original part or center of the Town. To enhance the general historic character of the district, all uses shall strictly conform to the historic district architectural guidelines and planning standards.

Residential Overlay Zoning Districts. There is also one residential overlay zoning district within the Code:

- The Residential Planned Community District (RPC) was created to be superimposed on the R-4 Residential District in order to encourage the best possible layout of buildings and site planning; provide for a unified plan of development; promote imaginative and environmentally responsible development; provide opportunities for streetscape variations to avoid repetitive building facades, excessive linear street configurations, and under-landscaped street frontages; preserve open space for passive and active recreation; protect existing and future development; and implement the goals of the Comprehensive Plan.

BUSINESS AND COMMERCIAL ZONING DISTRICTS

Two zoning districts allow for commercial uses, further described below:

HB The purpose of the Historic Business District (HB) is to provide primarily for retail shopping and personal service use, to be developed either as a unit or in individual parcels, to serve rural and residential neighborhoods. To enhance the general historic character of the district and its compatibility with its historic residential surroundings, signs are limited to those accessory to businesses conducted on the

premises and the number, area, and types of signs are limited. All business uses within the district must strictly conform to the Town's Historic District Architectural Guidelines.

GC The purpose of the General Commercial District is to provide sufficient space in appropriate locations for a wide variety of commercial and miscellaneous service activities generally serving a wide area and located particularly along certain existing major thoroughfares where a general mixture of commercial and service activity exist, but are characterized by extensive warehousing, frequent heavy trucking activity, open storage of materials, or the nuisance factors of dust, odor, and noise associated with manufacturing.

INDUSTRIAL DISTRICT

One zoning district allows for industrial uses. The Industrial Park District (IP) encompasses the Selbyville Industrial Park, as established by the Mayor and Council in 1991. Lots within the Industrial Park can be used only for purposes of light manufacturing and approved businesses. Light manufacturing and fabrication includes the combining of component parts or the combining of all materials to produce a final product, either for the ultimate sale to consumers, for sale to a wholesaler, or for sale to an assembler in a manufacturing process.

The Town's Zoning Ordinance provides guidelines to distinguish between permitted light industrial manufacturing uses, which are authorized uses in this zone, as opposed to heavy industrial manufacturing uses or general commercial uses, which are prohibited. See Town Code Section 200-93A for additional information regarding permitted and prohibited uses in the Industrial Park District.

ZONING MAP

Map 3, Zoning, is attached to this document as a reference. It is understood that the Official Zoning Map may change without changing the current adopted Comprehensive Land Use Plan. The Town's Official Zoning Map can be found at Town Hall.

GOALS & RECOMMENDATIONS

GOALS

- 12-1 | Encourage strong community design standards that help to guide development in a way that is consistent with Town character and promotes walkability and connectivity.
- 12-2 | Preserve Selbyville's small-town character.
- 12-3 | Ensure the Municipal boundaries reflect documented annexations with Sussex County and the State of Delaware. Continue to work on the partial in and partial out parcels of land with the property owners and government agencies.
- 12-4 | Follow the Town's Annexation and Future Land Use maps in making capital investment decisions.

RECOMMENDATIONS

- 12-1 | Consider a mixed use zoning classification for larger parcels of land along DuPont Highway.
- 12-2 | Review and update the Zoning code regulations based on new land use trends and definitions.
- 12-3 | Meet with OSPC and Sussex County to review the parcel based boundaries and determine a feasible path forward for transparency and consistency to ensure the parcels are all inclusive.

CHAPTER 13 IMPLEMENTATION

INTERGOVERNMENTAL COORDINATION

Activities at the State and County level have important implications for the Town of Selbyville. Their policies and regulations can play an important role in the Town's development and preservation. The following agencies have particularly influenced the development of this Comprehensive Plan:

- Delaware Office of State Planning Coordination (OSPC)
- Delaware Department of Transportation (DelDOT)
- Delaware Department of Natural Resources & Environmental Control (DNREC)
- Delaware State Housing Authority (DSHA)
- Sussex County

Proper implementation of any plan requires coordination among levels of government. In order for Selbyville to be effective in implementing its Comprehensive Plan, the Town must work closely with Sussex County, the State of Delaware, and nearby governments within the State of Maryland adjacent to the Town's boundary. The Town also has a working relationship with the Indian River School District.

GOALS

GOALS

13-1 | Become an active participant in Sussex County land use decisions in surrounding areas.

In the Comprehensive Plan, Selbyville lays out a potential annexation area where the Town has interest in shaping growth and providing services. This land, while of great interest to Selbyville, is still under the jurisdiction of Sussex County. The Town should participate in land use decisions regarding these areas, to the extent possible and allowed by law. The Town should also stay apprised of pending Sussex County land use decisions and comment through the State's Preliminary Land Use Service (PLUS) process, facilitated by the Office of State Planning Coordination.

13-2 | Maintain an open dialogue with Sussex County regarding development surrounding the town.

Selbyville has worked with County officials, opening a dialogue regarding development pressures outside of the Town's borders. The County's plans for sewer in the areas surrounding Selbyville is of particular concern to the Town. Selbyville has previously met with the County concerning potential sewer areas for each entity and have agreed to work toward meeting the needs of both the Town and County.

13-3 | Coordinate with State agencies regarding land use decisions and funding opportunities.

In addition to coordinating with the County, coordination with State agencies is equally important. Land use decisions cannot be separated from the larger context in which they are made. Ongoing coordination with the Office of State Planning Coordination (OSPC), the Delaware Department of Transportation (DelDOT), the Department of Natural Resources and Environmental Control (DNREC), State Historic Preservation Office (SHPO), and other State agencies is integral to the successful implementation of Selbyville's Comprehensive Plan. Many State agencies offer grants or other financial assistance that will be helpful in this Plan's implementation. Ensure the Municipal boundaries reflect documented annexations with Sussex County and the State of Delaware. Continue to work on the partial in and partial out parcels of land with the property owners and government agencies.

- 13-4 | Continue to provide annual Comprehensive Plan update reports to Office of State Planning Coordination on the implementation and initiative progress.

ACTION PLAN

The Implementation section will assist Town officials in making decisions to help shape the way Selbyville functions, grows and develops. Such decisions involve the location of land uses, the character and form of development, the improvement of community infrastructure and services, and the protection of environmental quality. This section summarizes the recommendations provided throughout the Plan for the applicable Chapters.

They are not prioritized and should be addressed as funding and resources become available. The Action Plan is recommended to be evaluated each year during the budget process to determine what initiatives can be completed. Chapter recommendations are listed below:

- 2-1 | Maintaining a focus on the downtown and encouraging complementary design standards will help maintain Selbyville's character.
- 2-2 | Selbyville is currently a small town whose design encourages walking through sidewalks, residential zones near commercial zones, and connectivity throughout. These are among the qualities that make Selbyville a community. As new development occurs, the Town should encourage effective community design that includes mixed uses where appropriate, walk ability and connectivity.
- 3-1 | Review the Town service demands and capability to continue the existing services on an annual budgetary basis. This may include reviewing applicable fees associated with land development and the impacts on the community infrastructure.
- 3-2 | Ensure the proper equipment and number of personnel are up to date with the service demands along with fiscal contribution and responsibility with new developments.
- 3-3 | Continue to coordinate with the police, fire and EMS personnel regarding new development and redevelopment land applications.
- 5-1 | Work with Delaware State Housing Authority and local developers for opportunities to provide work force housing options while preserving the character of the Town.
- 5-2 | Assist Sussex County with educational awareness and promotion of local rehabilitation programs for older housing stock.
- 5-3 | Ensure the Code enforcement program involves proactive communication with the tenants and property owners for code compliance, occupant safety and preservation of the Community
- 6-1 | Maintain, preserve, and improve the unique small Town character by continuing to promote neighborhood businesses and larger employers.
- 6-2 | Continue ongoing communication with the leading employers.
- 6-3 | Improve and attract larger commercial businesses around the DuPont Boulevard corridor.
- 6-4 | Provide support for the Downtown Businesses for redevelopment and encourage façade improvements to the structures.
- 6-5 | Expand the business / light manufacturing businesses with a professional park planned area.
- 6-6 | Consider neighborhood businesses along Route 54 to serve the large population growth on the eastern side of Town.

- 7-1 | Encourage social engagement among residents by promoting interaction through pedestrian networks, which should be lined with shaded sitting areas including benches, small park areas, etc.
- 7-2 | Support the streetscape revitalization and beautification Downtown.
- 7-3 | Work with the Delaware Department of Transportation to provide alternative transportation choices including public transit and a pedestrian and bicycle network.
- 7-4 | Improve pedestrian and bike connectivity and safety throughout Town to create a more walkable and bikable friendly community.
- 7-5 | Ensure truck and industrial use traffic are operating within the Code regulations and adhere to public safety laws.
- 7-6 | Increase coordination with DelDOT and Sussex County on land use applications, capital projects and transportation related issues.
- 7-7 | Work with DelDOT on the possibility of TID's based on the growth of the Community.
- 8-1 | Continue to provide safe drinking water and wastewater services for the residents and businesses of Selbyville while adhering to Federal, State and local regulations regarding Town provided utility services.
- 8-2 | Identify and prioritize Utility assets.
- 8-3 | Encourage expansion of natural gas and broadband services provided by others.
- 8-4 | Consider the expansion of capital projects based on demand and feasibility.
- 8-5 | Promote the installation and/or upgrade of overhead utilities to be completed underground, when applicable.
- 9-1 | Support energy efficiency and renewable energy upgrades with new and existing developments
- 9-2 | Protect and preserve all natural resources and amenities found throughout the town.
- 9-3 | Continue to coordinate with the Sussex Conservation District to ensure new developments and/or redevelopment projects adequately address stormwater quality and quantity.
- 9-4 | Reduce flooding within areas of concern and ensure the drainage infrastructure is adequately functioning.
- 9-5 | Promote Stormwater Best Management Practices for all development and redevelopment projects.
- 9-6 | Continue to communication with Federal and State Agencies as well as local State Representatives with any potential unfunded mandates for the Town to monitor and/or enforce.
- 10-1 | Preserve the Park Street park and determine the potential for expanded park amenities.
- 10-2 | Further determine if the needs are being met based on the increased growth within the Community.
- 10-3 | Continue to work with developers to ensure new developments provide adequate recreation facilities and amenities.
- 10-4 | Purchase and develop park and open space land for future services.
- 11-1 | Continue to protect the Town's historic districts through zoning regulations and the Historic District Commission.

- 11-2 | Encourage the use of federal and state tax credit programs for restoring historic buildings.
- 11-3 | Continue to promote and support Community events.
- 12-1 | Consider a mixed use zoning classification for larger parcels of land along DuPont Highway.
- 12-2 | Review and update the Zoning code regulations based on new land use trends and definitions.
- 12-3 | Meet with OSPC and Sussex County to review the parcel based boundaries and determine a feasible path forward for transparency and consistency to ensure the parcels are all inclusive.

Listed below and attached are supportive and approval documents, which were critical to the creation and adoption of the Plan:

- Resolution for Public Hearing
- County Review Notification (Sussex & Worcester)
- PLUS Comments / Response
- OSPC Approval
- Town Adoption Ordinance

A RESOLUTION PROPOSING THAT A PUBLIC HEARING BE HELD ON MONDAY, FEBRUARY 3, 2020, AT 7 O'CLOCK IN THE EVENING, PREVAILING TIME, AT THE TOWN HALL, 1 WEST CHURCH STREET, SELBYVILLE, SUSSEX COUNTY, DELAWARE, ON THE SUBJECT OF REVISING, UPDATING AND AMENDING THE COMPREHENSIVE PLAN FOR THE TOWN OF SELBYVILLE, INCLUDING, BUT NOT LIMITED TO THE TEXT THEREOF AND ALL MAPS ATTACHED THERETO.

WHEREAS, according to 22 Del.C. § 702, at least every ten (10) years, each municipality shall revise, update and amend as necessary, and readopt its Comprehensive Plan; and

WHEREAS, since July, 2017, the Mayor and Town Council, together with the Planning and Zoning Commission (hereinafter "P&Z Commission"), Town staff and Town consultants, have engaged in a process to study and review the Town's Comprehensive Plan in order to determine where such should be revised, updated and amended; and

WHEREAS, several joint meetings of the Mayor and Town Council and P&Z Commission have been held during this study and review process, all of which have been noticed and open to the public; and


WHEREAS, before taking final action to adopt the revised, updated and amended Comprehensive Plan, the Mayor and Town Council believe that it is in the community's best interest to hold a public hearing, thereby providing the public with one final opportunity to comment on the proposed revisions, updates and amendments to the Comprehensive Plan.

NOW, THEREFORE, be it resolved by the Town Council of the Town of Selbyville, in session met, a quorum pertaining at all times thereto, that a public hearing shall be held on Monday, the 3rd day of February, 2020, at 7:00 o'clock in the evening, prevailing time, at the Town Hall, 1 West Church Street, Selbyville, Sussex County, Delaware, for the purpose of considering the proposed revisions, updates and amendments to the Comprehensive Plan; and

AND BE IT FURTHER RESOLVED, that the Town Manager be and is hereby authorized and directed to cause a Notice which shall consist of a true copy of this Resolution, by title only, or a summary thereof, to be published in the Coastal Point, a newspaper of general circulation of the Town of Selbyville, at least fifteen (15) days prior to the date set forth in this Resolution for the Public Hearing;

AND BE IT FURTHER RESOLVED, that the Town Manager be and is hereby authorized and directed to cause a copy of this Resolution to be forwarded to Sussex County and the Office of State Planning Coordination; and

I, Deborah L. McCabe, Secretary of the Town Council of the Town of Selbyville, do hereby certify that the foregoing is a true and correct copy of a Resolution passed by the Town Council at its Regular Meeting held on January 6, 2020, at which a quorum was present and voting throughout and that the same is still in full force and effect.


Deborah L. McCabe, Secretary

From: [Debbie Pfeil](#)
To: [Debbie Pfeil](#)
Subject: FW: Town of Selbyville - Draft Comp Plan Review/Input Request
Date: Friday, July 31, 2020 2:15:50 PM
Attachments: [image001.png](#)
[image002.png](#)

Selbyville's County Coordination with Sussex County.

From: Debbie Pfeil
Sent: Wednesday, January 2, 2020 4:23 PM
To: janelle.cornwell@sussexcountypa.gov
Cc:
Subject: Town of Selbyville - Draft Comp Plan Review/Input Request

Large File Send
Sent Files

Powered by 

You shared files with janelle.cornwell@sussexcountypa.gov

File(s):

Appendix.pdf

Narrative County Draft.pdf

Good Afternoon-

Attached you will find the ***Town of Selbyville "DRAFT-INTERNAL" Comprehensive Plan Update*** for the Counties review and input. On behalf of our client, we would like to thank you for your time and consideration during this review. Once the recommendations have been received by the County and PLUS, we will make necessary changes and release the updated draft document to the Public for consideration.

We kindly request your comments and input be received via email no later than Tuesday, January 21, if possible. This would allow us have comments ready for the January 22 PLUS meeting. If not, the beginning of February would also work as we will be waiting for the PLUS comments.

Please contact me anytime with any concerns or clarifications and thank you for your assistance-

P.S.=Congrats on your new position with Lewes!

Debbie Pfeil
Associate/Planning Manager



KCI TECHNOLOGIES INC.
614 North Dupont Highway, Dover, DE 19901
Debbie.pfeil@kci.com
o: 302.318.1133 | m: 302.270.3515
www.kci.com

**THE MOST INCREDIBLE THING
WE'VE ENGINEERED IS OUR TEAM**

From: [Debbie Pfeil](#)
To: [Debbie Pfeil](#)
Subject: FW: Town of Selbyville - Draft Comp Plan Review/Input Request
Date: Friday, July 31, 2020 2:41:16 PM
Attachments: image001.png
image002.png

Selbyville's County Coordination with Worcester County.

From: Debbie Pfeil
Sent: Wednesday, January 2, 2020 4:23 PM
To: etudor@co.worcester.md.us
Cc:
Subject: Town of Selbyville DE - Draft Comp Plan Review/Input Request

Large File Send
Sent Files

Powered by 

You shared files with etudor@co.worcester.md.us

File(s):

Appendix.pdf

Narrative County Draft.pdf

Good Afternoon-

Attached you will find the ***Town of Selbyville "DRAFT-INTERNAL" Comprehensive Plan Update*** for Worcester County review and input. On behalf of our client, we would like to thank you for your time and consideration during this review.

The State of Delaware Office of State Planning Coordination (OSPC) manages a statewide review for all Comprehensive Plans through the Preliminary Land Use Service (PLUS) process. The draft Plan is reviewed and comments are received from the State agencies for consideration and approval by the local jurisdiction. We are submitting the Draft Plan to your County in Maryland as the Town borders this jurisdiction and it is also being sent for review to the Sussex County in Delaware Planning Department.

Once the recommendations have been received by the County(s) and PLUS, we will make necessary changes and release the updated draft document to the Public for consideration.

We kindly request your comments and input be received via email no later than Tuesday, January 21, if possible. This would allow us have comments ready for the January 22 PLUS meeting. If not, the beginning of February would also work as we will be waiting for the PLUS comments.

Please contact me anytime with any concerns or clarifications and thank you for your assistance-

Debbie Pfeil
Associate/Planning Manager



KCI TECHNOLOGIES INC.
614 North Dupont Highway, Dover, DE 19901
Debbie.pfeil@kci.com
o: 302.318.1133 | m: 302.270.3515
www.kci.com

**THE MOST INCREDIBLE THING
WE'VE ENGINEERED IS OUR TEAM**



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

21141 Sterling Avenue, Unit 3 • Georgetown, DE 19947 • Phone 302-318-1133

June 5, 2020

Office of State Planning Coordination
Attn: Dorothy Morris, AICP
122 Martin King Jr. Blvd.
Dover, DE 19901

RE: Selbyville PLUS Comment Response

Dear Ms. Morris,

The Town of Selbyville has reviewed the PLUS review comments (2020-01-05) in regards to the Town's Draft Comprehensive Plan. We thank you for your time and consideration with the review. The Planning and Zoning Commission and Town Council were presented the State's comments along with recommendations. Upon further discussion and agreement, the planning consultant was authorized to submit the modifications to the Plan and comments to the State for review and consideration.

Listed below are the State's comments provided verbatim on February 19, 2020 as well as the Town's responses in bold red letters:

***Certification Comments* -The following comments must be corrected before the plan can be reviewed for certification.**

Map 2 - This map is listed as the Existing Land Use map; however, it is actually the Aerial map **Map 2 is updated and provided. It is further discussed in the newly added "Existing Land Use" paragraph in Chapter 12.**

Map 5, Planning Areas, shows a Secondary Developing Area which is not defined in the Land Use section of the plan. Please define this area. **Further defined as recommended in Chapter 12, under "Annexations" in the last two paragraphs.**

Map 8, Areas of Potential Annexation. If this map will be the Future Land Use Map, it should be labeled as Potential Annexation and Future Land Use and the designations on the map should be described in the Future Land Use section of the plan. For example, what does the town envision in the Mixed Residential/ Agricultural Area. **Further defined as recommended in Chapter 12 under "Annexation" in the last two paragraphs and "Future Land Use" in the last paragraph.**

Recommendations: Our office strongly recommends that the Town consider these recommendations from the various State agencies as you review your plan for final approval.

Office of State Planning Coordination - Contact: Dorothy Morris 739-3090

- Congratulations to the town on a very well written plan. It was noted in the meeting that there may be additional changes to the plan, other than those suggested in this letter. If additional changes are made to the plan, it may require another PLUS review or a review by the commenting agencies. Once all changes are made to the plan, please submit the final plan to my office and we will determine if an additional review is necessary or if additional review time is needed. **Changes made since the January Draft Plan, include adding**

pictures, updating the ELU Map 2 as well as the State's certification and recommendation items. It is anticipated that this will not warrant a full new review by all State Agencies.

- Once the plan is certified we would like to work with the Town of Selbyville to update your Preliminary Land Use Service (PLUS) MOU which was originally signed in 2004. **Noted - to be discussed with the Town in the future.**

Department of Transportation - Contact: Bill Brockenbrough 760-2109

- Per the Town's request, DelDOT offers the following updates to the Transportation Studies and Projects section found on pages 55 and 56 of the Plan:
 - US 113 North/South Study -This study is now complete. Due to a lack of community consensus, DelDOT stopped work on the Milford Area in 2008. Environmental Assessments for the Ellendale and Georgetown Areas were completed in 2010 and 2012, respectively and an Environmental Impact Statement was completed for the Millsboro-South Area in 2017. Projects are under development in all three of these areas. In the Millsboro South Area, there are two resulting projects are:
 - a two-lane bypass around the northeast side of Millsboro, from US Route 113 to Delaware Route 24, and
 - a widening of the existing US Route 113 from four lanes to six lanes from Dagsboro Road to Betts Pond Road (both Delaware Route 20).

No improvements to US Route 113 south of Delaware Route 20 are now contemplated. Following is a link to the Final Environmental Impact Statement and Record of Decision for the Millsboro-South Area:

<https://delDOT.gov/information/project/us113/millsboro/pdfs/US113-MillsboroSouth-FEIS-ROD.pdf>

Updated language in Chapter 7 under this section provided by DelDOT and their website.

- Route 54 Mainline - DelDOT has no further projects programmed as a result of this study. DelDOT is studying the intersection of Delaware Route 54 and Hudson Road under its Hazard Elimination Program and may develop a safety improvement project specific to that intersection as a result. **Added this language in Chapter 7 under "Route 54 Mainline" and included updated information provided from a recent TIS Study in the area.**
 - Evacuation Safety - DelDOT does not have a capital project on Delaware Route 54 in this regard but is always willing to work with the Town to improve evacuation safety. **Added this language in Chapter 7 under "Evacuation Safety"**
 - Transportation Alternatives Program (TAP) - DelDOT is open to developing TAP projects in cooperation with the Town. Information on the TAP program is available at <https://delDOT.gov/Programs/tap/index.shtml> **Added link to Chapter 7 under "Transportation Alternatives Program".**
 - Transportation Improvement Districts (TIDs) - Information on the TID program is available at <https://delDOT.gov/Programs/transportation-improvement-districts/> As necessary, the Town may contact Ms. Sarah Coakley, the manager of DelDOT's TID program, at (302) 760-2236 or Sarah.Coakley@delaware.gov, to discuss the appropriateness of creating a TID in Selbyville. **Added link to Chapter 7 under**

“Transportation Improvement District”. Contact information noted but not included in the Plan.

- In the Recommendations section on page 57, Goal 7-3 is the "Work with DelDOT on a better understanding regarding the TID's and if this is a strategy for the Town to address the rapid rate of growth. DelDOT is presently aware of at least five pending developments on the east side of Selbyville, including the 700-unit Coastal Villages development. If the Town expects subdivision activity to continue at this rate for some time, there may well be value in creating a TID. Ideally a TID should be created in anticipation of such developments being proposed rather than after the fact. However, there are other planning studies that can be undertaken without creating a TID. **Added language to Chapter 7 under “Transportation Improvement District”.**

The Department of Natural Resources and Environmental Control-Contact: Michael Tholstrup 735-3480

Brownfields (p. 50)

- DNREC's Site Investigation and Restoration Section (SIRS) has been renamed as the Remediation Section. Please make this name change update for any references to the section or its programs, within the plan. **Updated Chapter 6 under “Brownfields”**

There is currently one DNREC Remediation site (formerly known as a SIRS site) inside the town boundaries, identified internally as DE-1660 "Former Selbyville Food Rite." This site has successfully gone through the Brownfields program and has been placed in Long Term Stewardship. Further information on this site may be accessed through Delaware's Environmental Navigator:

<http://www.nav.dnrec.delaware.gov/DEN3/Detail/FacilityDetail.aspx?id=10025993>

Updated Chapter 6 under “Brownfields”

Source Water Protection (p. 65)

- Source water protection and water quality are each discussed within Chapter 9, Environmental Protection. However, the source water protection section, that includes wellheads protections and excellent ground water recharge areas (source water protection ordinance), would be more appropriate in Chapter 8, Utilities. DNREC reviewers recommend relocating the source water protection discussion to the Utilities Chapter. **Moved Section to Chapter 8 Utilities and created the new Section.**

Climate Change (p. 68)

- DNREC reviewers appreciate the inclusion and consideration of climate change within the Town's Comprehensive Plan. As you know, climate change will result in three primary impacts for the State and the Town of Selbyville. These include sea level rise, rising temperatures, and more frequent heavy precipitation. While DNREC maps do not indicate direct impacts to the Town from sea level rise, the following comments offer suggested language and clarifications to the draft Plan:
 - Increased Heavy Precipitation Events: Climate change is expected to result in more frequent heavy precipitation events. This can lead to flooding, especially in areas with inadequately sized drainage infrastructure. This flooding can result in safety hazards, inaccessible roadways, travel delays, and damage to buildings or other infrastructure.
 - Rising temperatures. Rising temperatures will result in a longer growing season, heat waves, and more days where it doesn't cool off at night. This has many implications for

infrastructure and human health. Air conditioning systems in buildings may not be sized appropriately for increasing temperatures and shorter, milder winters can mean residents are dealing with more ticks and mosquitoes. Of particular concern are vulnerable populations (e.g. elderly, low-income, and non-English speakers) who may not have access to air conditioning in the summer.

Updated and expanded Chapter 9 under Climate Change to include the comments and elaborate on several studies and resources.

- The climate change section of the draft Plan does not address strategies to reduce greenhouse gas emissions. These emissions, resulting primarily from the burning of fossil fuels, cause global climate change and the climate impacts we are experiencing in the state of Delaware. Municipal governments can play an important role in reducing greenhouse gas emissions. Key actions that municipalities like Selbyville can take include increasing energy efficiency and renewable energy practices in municipal buildings and parks, providing electric vehicle charging for residents and visitors, transitioning municipal vehicles to electric or cleaner burning fuels, switching to electric lawn maintenance equipment, conserving forests and wetlands, and expanding tree canopies. Many of these actions have significant co-benefits like cost savings and improved air quality. The state has a number of programs that can assist with the transition, particularly for energy efficiency, renewable energy, and electric vehicles. **Added this section to Chapter 9 include general information and the need for additional education and from the State for the Community as well as supportive opportunities with the Town.**
- If the town is interested in learning about these programs and/or incorporating these practices into the Comprehensive plan, please contact Mike Tholstrup in the Division of Climate, Coastal, & Energy, at (302) 735-3352
Noted – no action needed.

Chapter 9 Goals and Recommendations (p. 69)

- The following actionable, best management practices, may be included as "proposals for ordinance" in the Town of Selbyville's revised Comprehensive plan:
 - Implement regulations to protect freshwater wetlands where regulatory gaps exist (i.e., isolated wetlands and headwater wetlands).
 - Require a 100-foot upland buffer width from all wetlands or waterbodies (including ditches).
 - Require the calculation for surface imperviousness (for both commercial and residential development) to include all constructed forms of surface imperviousness - including all paved surfaces (roads, parking lots, and sidewalks), rooftops, and open water storm water management structures.
 - Exclude structural best management practices, such as community wastewater treatment areas, open-water storm water treatment structures, and natural areas containing regulated wetlands from consideration as open space.
 - Encourage or incentivize developers to use "green-technology" storm water management in lieu of "open-water" storm water management ponds whenever practicable.

Noted and the bulleted recommendations are specific regulation changes and may be considered by the Town for future ordinances when updating the Town's zoning and subdivision regulations. This would require reviewing the existing conditions, obtaining further education on the matter, reviewing the impact it could have on

properties and public input before considering new regulations.

Open Space and Recreation (p. 70)

- The DNREC Division of Parks and Recreation has an updated website with information about the latest Delaware State Comprehensive Outdoor Recreation Plan (SCORP) for 2018-2023, here: <https://www.destateparks.com/Know/SCORP>. The draft Plan references information released in the prior SCORP document. Please reference the updated information where appropriate. **Updated and expanded Chapter 10 to include recent Plan information.**

State Historic Preservation Office - Contact: Carlton Hall 302-736-7400

- The town of Selbyville has a Historic & Cultural Resources section for Chapter 11. The town also includes a historic district that is eligible for listing in the National Register of Historic Places. The SHPO office hopes the town will pursue the process of National Register listing for the proposed historic district. When a historic district is listed in the National Register, historic houses and buildings in the district may qualify for preservation grants or incentives, such as state or federal tax credits. **Noted – no action needed. At this time the Town does not have local property owner support for a district designation; however, the Plan supports education and tax credit programs for restoring historic buildings.**
- Note also that the new statewide historic preservation plan, Partners in Preservation: Planning for the Future, Delaware's Historic Preservation Plan 2018-2022, is now available online at: <https://history.delaware.gov/pdfs/2018-2022DelawareSHPOPlan.pdf> (single-page version for printing also available). The new plan emphasizes partnering to achieve common goals and connecting with other planning efforts. The Delaware SHPO encourages all municipalities to consider how the goals, strategies and actions outlined in the new plan may support and be coordinated with their local planning efforts. **Updated and expanded Chapter 11 to include general information on State Plan.**
- If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.

State Housing Authority - Contact: Karen Horton 739-4263

- DSHA has reviewed the Town of Selbyville's Comprehensive Plan, and supports its' Vision, and Strategies as they relate to housing. DSHA agrees and supports the Town of Selbyville's Position on housing to Support a Balances housing stock; emphasizing the need for strategies to encourage workforce housing development for new residents. Together, the plan makes evident the Town of Selbyville's intent to facilitate a full range of housing opportunities throughout the Town. The analysis of demographic and housing data was comprehensive and provided the groundwork for developing a meaningful response to the many challenges facing the Town. **Noted – no action needed.**
- Although DSHA agrees with the comprehensive plan and the position the town is taking on affordable housing, they would like to take this opportunity to suggest the town of Selbyville do a complete review of its current town ordinances. DSHA has noticed throughout the state that many townships have obsolete and old practices in the current code and ordinances that could become a fair housing violation. For example, the Town of Selbyville's form "Information needed for rental" states it is the landlords responsibility to provide "proof of blood relation" and quotes ordinances #73 and #200. This request and language could be viewed as a violation of fair housing laws. **Noted – and forwarded information to the Town Attorney.**

- DSHA offers technical assistance to the Town in reviewing tools and strategies to increase affordable housing opportunities within the Town. **Noted – no action.**

Delaware Transit Corporation (OTC) - Contact: Jared Kauffman 576-6062

- DTC encourages placing walkable/bikeable friendly design in economic development, especially incoming businesses, since they have a large impact on encouraging people to choose non-motorized transportation **Noted – no action needed as addressed in the Plan.**

Delaware Emergency Management Agency (DEMA) - Contact Erin Norris 659-2204

- In regard to stormwater, utility and draining concerns raised throughout the plan, and specifically page 68 (Climate Change and Sea Level Rise)- DEMA manages annual mitigation grants provided through FEMA - Pre-Disaster Mitigation and the Flood Mitigation Assistance Grants. The next application period will begin in August of 2020 and DEMA encourages municipalities to begin planning projects now in order to meet submission deadlines (especially for larger projects). Any questions regarding this opportunity, you may contact Karen Montes-Berrios at Karen.Montes@delaware.gov. DEMA also encourages communities to consider resilience and disaster recovery strategies in Comprehensive Plan updates. **Noted – no action needed.**

- P. 63: Floodplain. DEMA also recommends Selbyville consider participating in the National Flood Insurance Program Community Rating System to reduce the cost of flood insurance and prevent property damage from flooding. <https://www.fema.gov/nationalflood-insurance-program-community-rating-system>.

Noted and the recommendation is specific to regulation changes and may be considered by the Town in the future. This would require reviewing the existing conditions, obtaining further education on the matter and reviewing the impact it could have on properties before considering new regulations.

Approval Procedures:

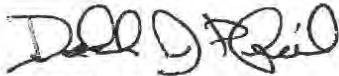
- Once all edits, changes and corrections have been made to the Plan, please submit the completed document (text and maps) to our office for review. **Your PLUS response letter should accompany this submission.** Also include documentation about the public review process. In addition, please include documentation that the plan has been sent to other jurisdictions for review and comment, and include any comments received and your response to them. Substantial changes to this draft could warrant another PLUS review.
- Our office will require a maximum of 20 working days to complete this review.
 - If our review determines that the revisions have adequately addressed all certification items (if applicable), we will forward you a letter to this effect.
 - If there are outstanding items, we will document them in a letter and ask the town to resubmit the plan once the items are addressed. Once all items are addressed, we will send you the letter as described above.
- Once you receive our letter stating that all certification items (if applicable) have been addressed, the Planning Commission and Council should adopt the plan pending State certification. We strongly recommend that your Council adopt the plan by ordinance. The ordinance should be written so that the plan will go into effect upon receipt of the certification letter from the Governor. **Town's next step pending OSPC review.**
- Send our office a copy of the adopted plan along with the ordinance (or other documentation)

that formally adopts your plan. We will forward these materials to the Governor for his consideration.

- At his discretion, the Governor will issue a certification letter to your Town.
- Once you receive your certification letter, please forward two (2) bound paper copies and one electronic copy of your plan to our office for our records.

Please contact me if you should have any questions on behalf of the Town of Selbyville regarding the 2020 Comprehensive Plan. Thank you for all the support during this process.

Sincerely,



Debbie Pfeil
Sr. Project Manager / Planning Manager
KCI Technologies Inc.

CC: Stacey Long, Town Administration



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

July 29, 2020

Ms. Stacey Long
Town of Selbyville
P.O. Box 106
Selbyville, DE 19975

**RE: Town of Selbyville Comprehensive Plan Update 2020 – final review
PLUS 2020-01-05**

Dear Ms. Long:

I have received and reviewed the revised version of the Town of Selbyville Comprehensive Plan update. I am pleased to inform you that all certification items have been addressed and our office will accept this version of the plan for certification.

Please notify our office once you have adopted the final plan by submitting a printable electronic copy of the plan and a copy of the adopting ordinance. To expedite processing of the plan for certification, please make sure all information regarding meeting dates and resolution numbers on pages 10 and 14 are updated before submittal. In addition, please include copies of the transmittal letters or emails showing that the plan was submitted to Sussex County for comment. We will then forward the plan and the other documentation to the Governor for his consideration.

We look forward to hearing from you regarding plan adoption. As always, please do not hesitate to contact me if I can be of any further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Dorothy L. Morris".

Dorothy L. Morris, AICP
Principal Planner

122 Martin Luther King Jr. Blvd., South · Third Floor · Dover, DE 19901
Phone (302)739-3090 · Fax (302) 739-6958 · www.stateplanning.delaware.gov

AN ORDINANCE REVISING, UPDATING, AMENDING AND ADOPTING THE 2020 UPDATE TO THE TOWN OF SELBYVILLE COMPREHENSIVE PLAN.

WHEREAS, pursuant to Title 22, Delaware Code, Chapter 700, the Planning and Zoning Commission of the Town of Selbyville developed a Comprehensive Plan; and

WHEREAS, the Town's Comprehensive Plan was originally adopted by the Mayor and Town Council in 2002 and then revised, updated, amended and adopted by the Mayor and Town Council in 2007; and

WHEREAS, according to 22 Del.C. § 702, at least every ten (10) years, each municipality shall revise, update and amend as necessary, and readopt its Comprehensive Plan; and

WHEREAS, since July, 2017, the Mayor and Town Council, together with the Planning and Zoning Commission, Town staff and Town consultants, have engaged in a process to study and review the Town's Comprehensive Plan in order to determine where such should be revised, updated and amended; and

WHEREAS, several joint meetings of the Mayor and Town Council and the Planning and Zoning Commission were held during this study and review process, all of which were noticed and open to the public; and

WHEREAS, a public hearing was also held for the purpose of considering the proposed revisions, updates and amendments to the Town's Comprehensive Plan and providing the public with an additional opportunity to comment on said proposed revisions, updates and amendments to the Town's Comprehensive Plan.

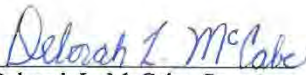
WHEREAS, the revised, updated and amended draft of the Town's Comprehensive Plan, developed as a result of the above-described process, was submitted to the Office of State Planning Coordination for its review and approval; and

WHEREAS, the Town has received notice that the Office of State Planning Coordination has approved and recommended for certification the revised, updated and amended draft of the Town's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Town Council, in session met, a quorum pertaining at all times thereto, that the revised, updated and amended Comprehensive Plan of the Town of Selbyville, approved and recommended for certification by the Office of State Planning Coordination, be and is hereby adopted by the Town of Selbyville;

AND BE IT RESOLVED, that the Town Administrator be and is hereby directed to cause a notice which shall consist of a true copy of this Ordinance, in full or by title only, to be published in a newspaper of general circulation in the Town of Selbyville.

I, Deborah L. McCabe, Secretary of the Town Council of the Town of Selbyville, do hereby certify that the foregoing is a true and correct copy of the Ordinance passed by the Mayor and Council at its Regular Meeting held on August 3, 2020, at which a quorum was present and voting throughout and that the same is still in full force and effect.


Deborah L. McCabe, Secretary

Listed below and attached are the maps referenced in the applicable Chapters of the Plan:

1. Location map
2. Existing Land Use
3. Zoning
4. Future Land Use
5. Planning Area
6. Wetlands and Floodplain
7. State Strategies
8. Areas of Potential Annexation
9. Tax Ditches (east)
10. Tax Ditches (west)
11. Sourcewater Protection



Legend

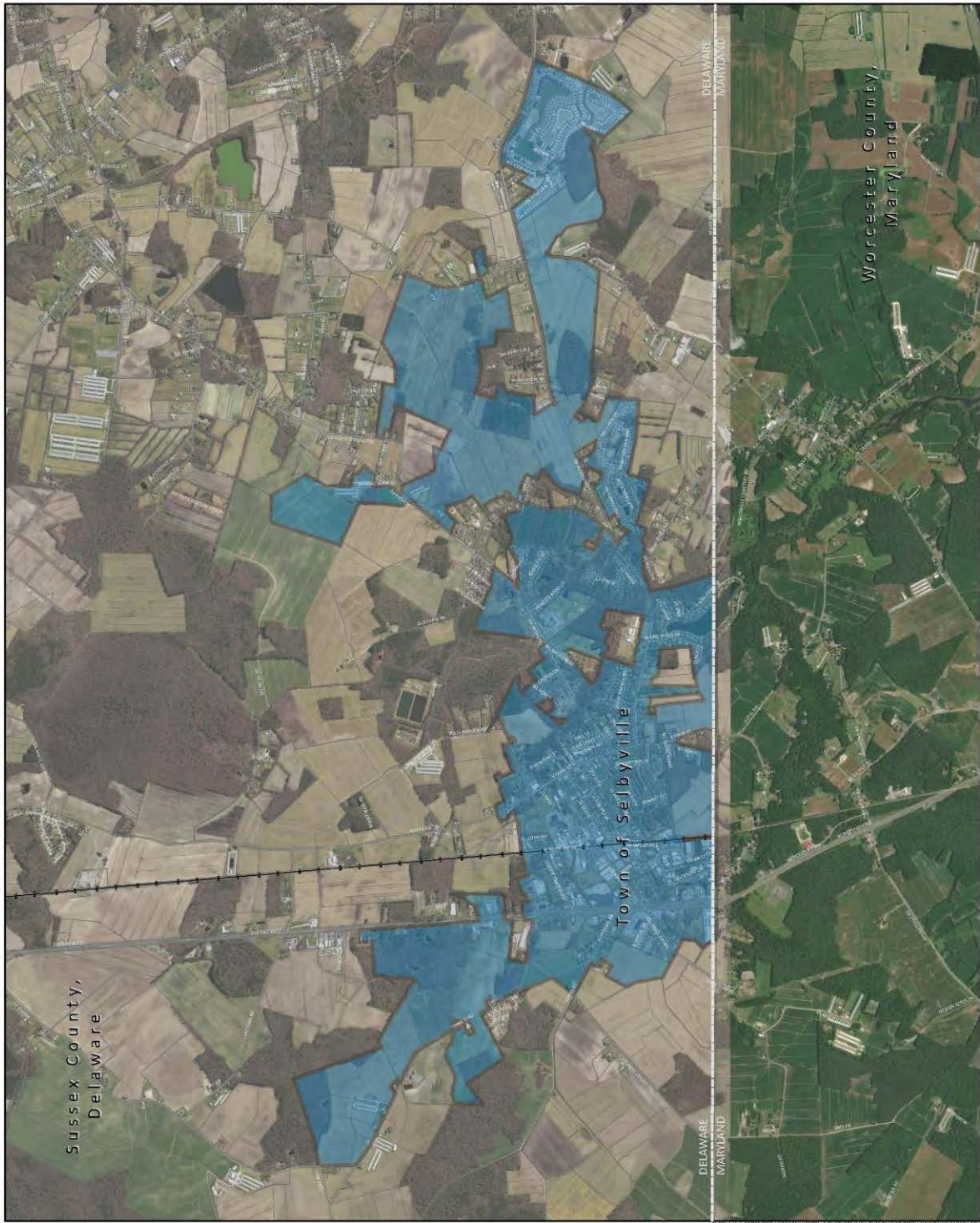
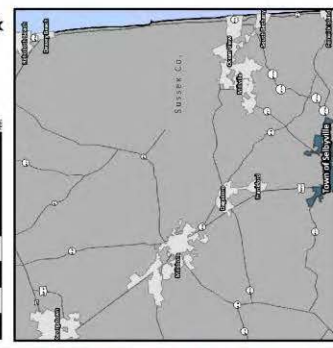
- Town of Selbyville
- Parcels
- Railroad

Map Revisions

2/29/2018 Original
11/26/2019 Town Updates
12/17/2019 Updated

Data Sources

Municipal Boundary: CDEP Planning (7/2018)
Parcels: Esri, Parcel Data
Railroad: DE Transit Corp (4/2016)
Street Names/Coordinates: Sussex County (12/2017)
Water Bodies: USGS (7/2016)
Aerial Imagery: Google Earth (12/2019)



Legend

- Town of Selbyville
- Railroad
- Parcels
- Water Bodies
- Existing Land Use**
 - Agriculture
 - Commercial
 - Industrial
 - Industrial & Commercial
 - Institutional
 - Mixed Use
 - Residential
 - Parks, Recreation & Open Space
 - Vacant

Map Revisions

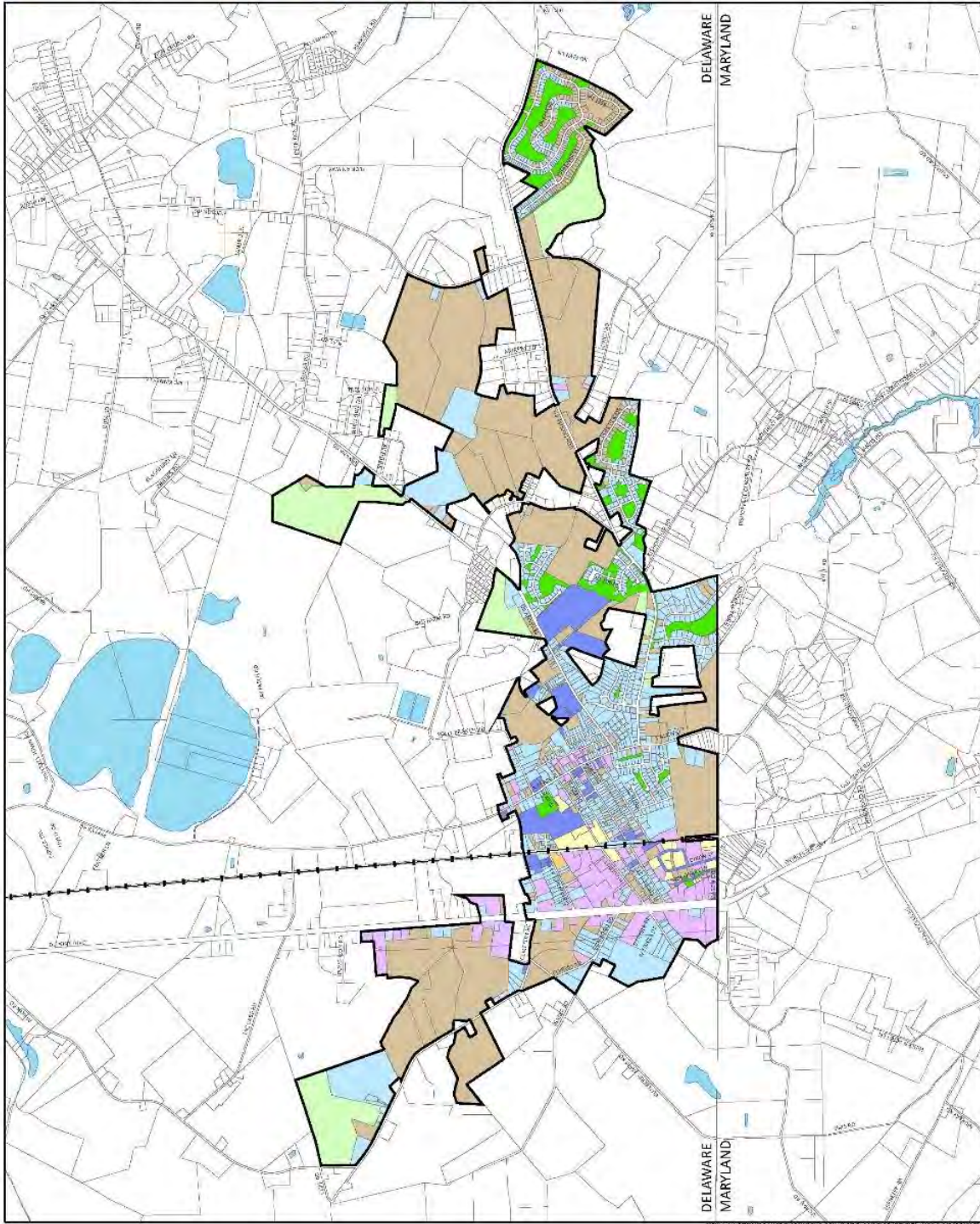
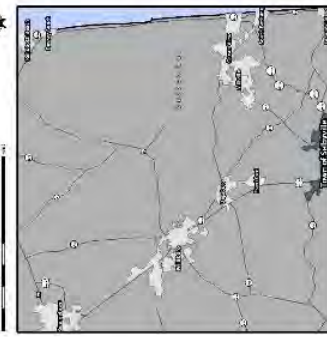
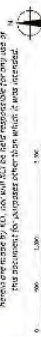
07/25/20 Original
08/01/20 Approved
08/01/20 Town Board

Data Sources

MapInfo Boundary, 08/01/20, Map 1722181
Parcels, 8/1/20, County 1722172
Parcels, Municipal Code, 08/01/20
Agriculture, 8/1/20, County 172142
Industrial, 8/1/20, County 172142
Industrial & Commercial, 8/1/20, County 172142
Institutional, 8/1/20, County 172142
Mixed Use, 8/1/20, County 172142
Residential, 8/1/20, County 172142
Parks, Recreation & Open Space, 8/1/20, County 172142
Vacant, 8/1/20, County 172142

Notes

This map is provided for informational purposes only and is not intended to be used as a legal document. It is subject to change without notice. No warranty, either express or implied, is made by the Town of Selbyville for the accuracy or completeness of the data presented on this map. The Town of Selbyville is not responsible for any errors or omissions in this document or for any consequences arising therefrom.



- Town of Selbyville**
- Parcels
 - Railroad
 - Water Bodies
- Zoning**
- R-1 Residential District
 - R-2 Residential District
 - R-3 or R-4 Residential District
 - MR Multifamily Residential District
 - DR Duplex Residential District
 - MH Mobile Home Park Residential District
 - HR Historic Residential District
 - HB Historic Business District
 - GC General Commercial District
 - IP Industrial Park District

Map Revisions

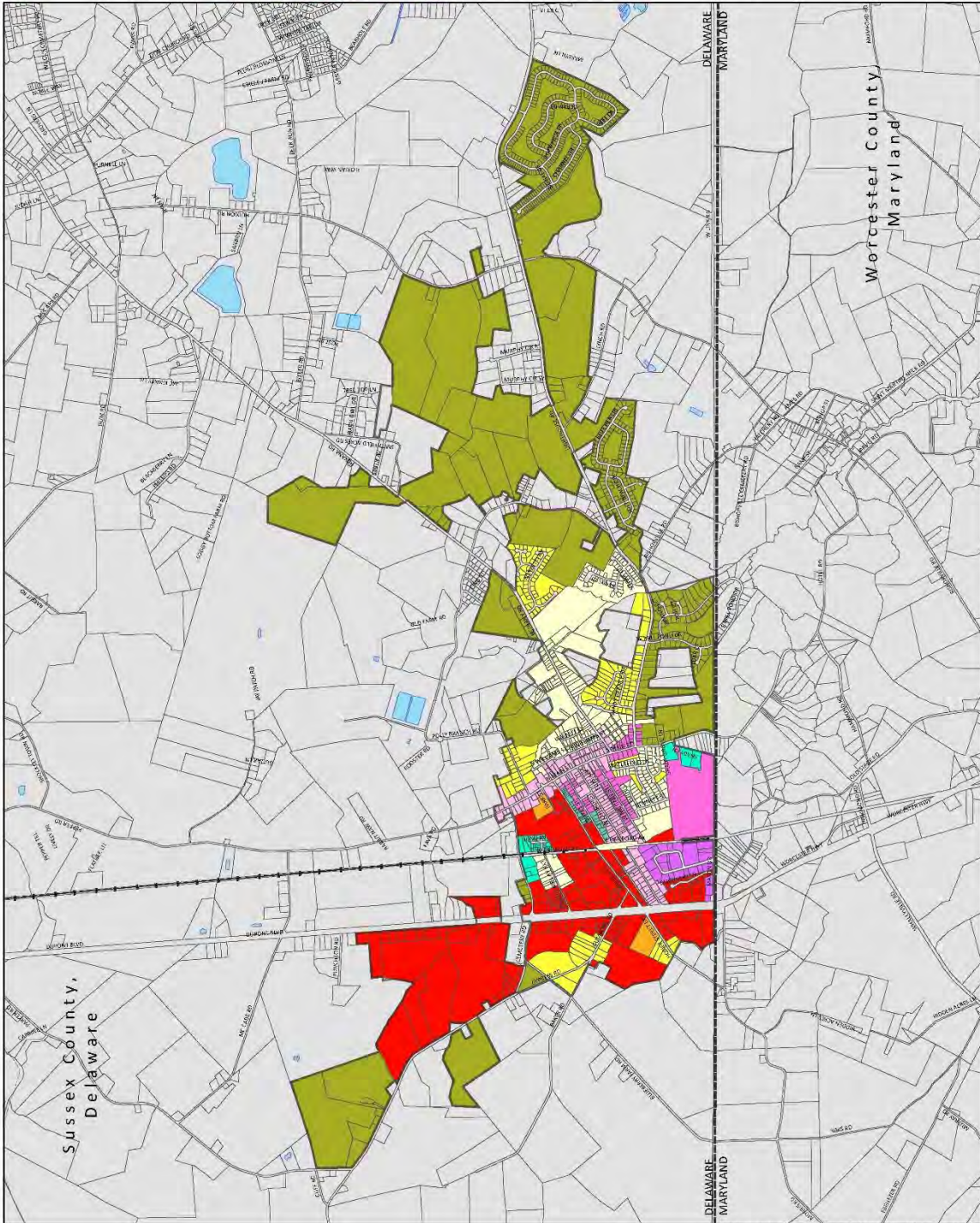
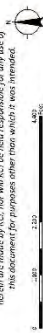
12/20/2018 Original
12/20/2018 Adopted
12/17/2019 Updates

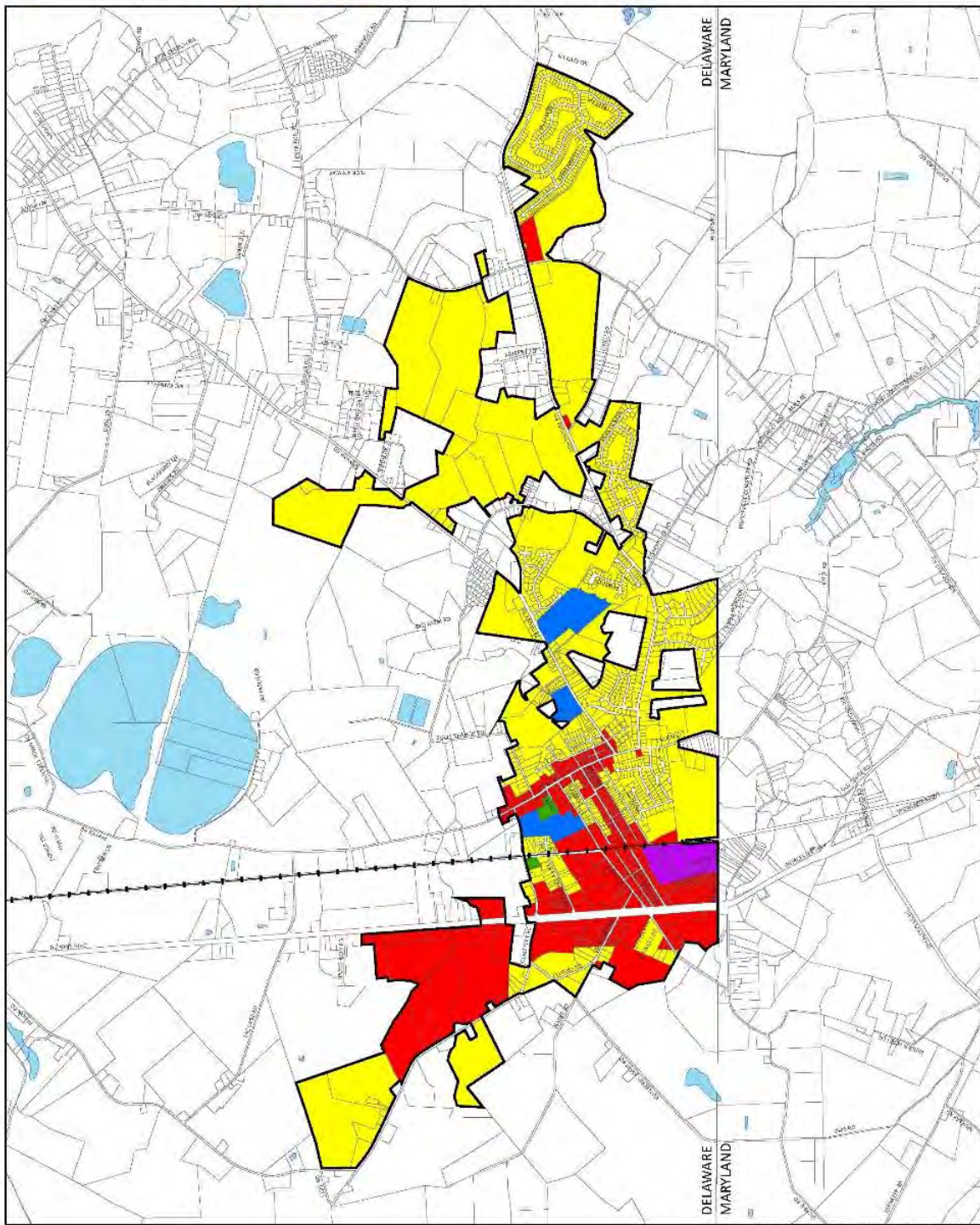
Data Sources

Municipal Boundary: GIS/IT/Map (1/2018)
Parcels: Sussex County (12/2017)
Railroad: US Forest Corp/Fishbase (2016)
Zoning: Town (2018)
Water Bodies: Sussex County (12/2017)
Water Bodies: USGS/HydroMap (2016)

Notes

This map is provided by KCI solely for design and reference purposes and is subject to change without notice. No warranty, either express or implied, is made by KCI. KCI shall not be held responsible for any use of this document for purposes other than which it was intended.







Legend

- Intergovernmental Coordination Zone
- Railroad
- Water Bodies
- Parcels
- Town of Selbyville
- Secondary Developing Areas
- Purchased Development Rights
- Agricultural District
- Areas of Potential Annexation

Map Revisions

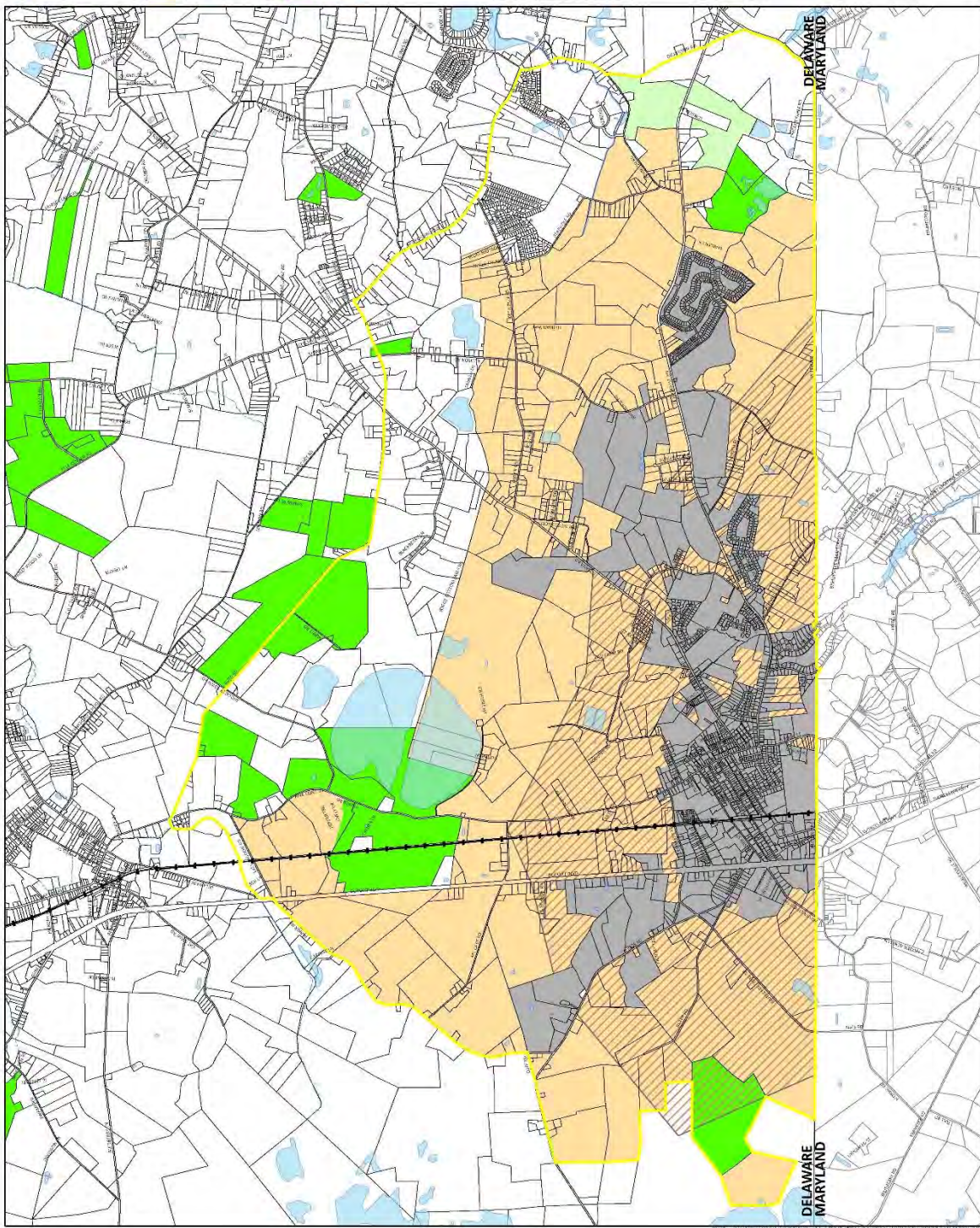
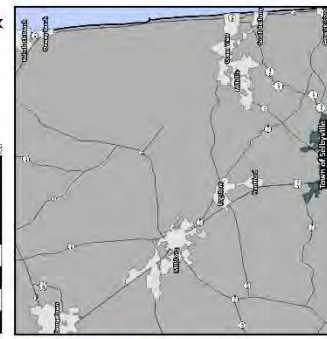
2/20/2018 CJ Bland
12/27/2013 Updates
12/27/2013 Updates

Data Sources

Municipal Boundary: 0505 CJ with the 17/2018
Parcels: Sussex County (12/2/2017)
Parcels: Worcester County/MDP (2016)
Agricultural District: Town (2007)
Intergovernmental Coordination Zone: Town (2007)
Street Name/Condition: Sussex County (12/2017)
Water Bodies: USGS Hydro (2014)

Notes

This map is provided by KCI solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, are to the absolute accuracy or precision of any data contained herein. The user shall be responsible for the accuracy of any data used in this document for purposes other than what it was intended.





Legend

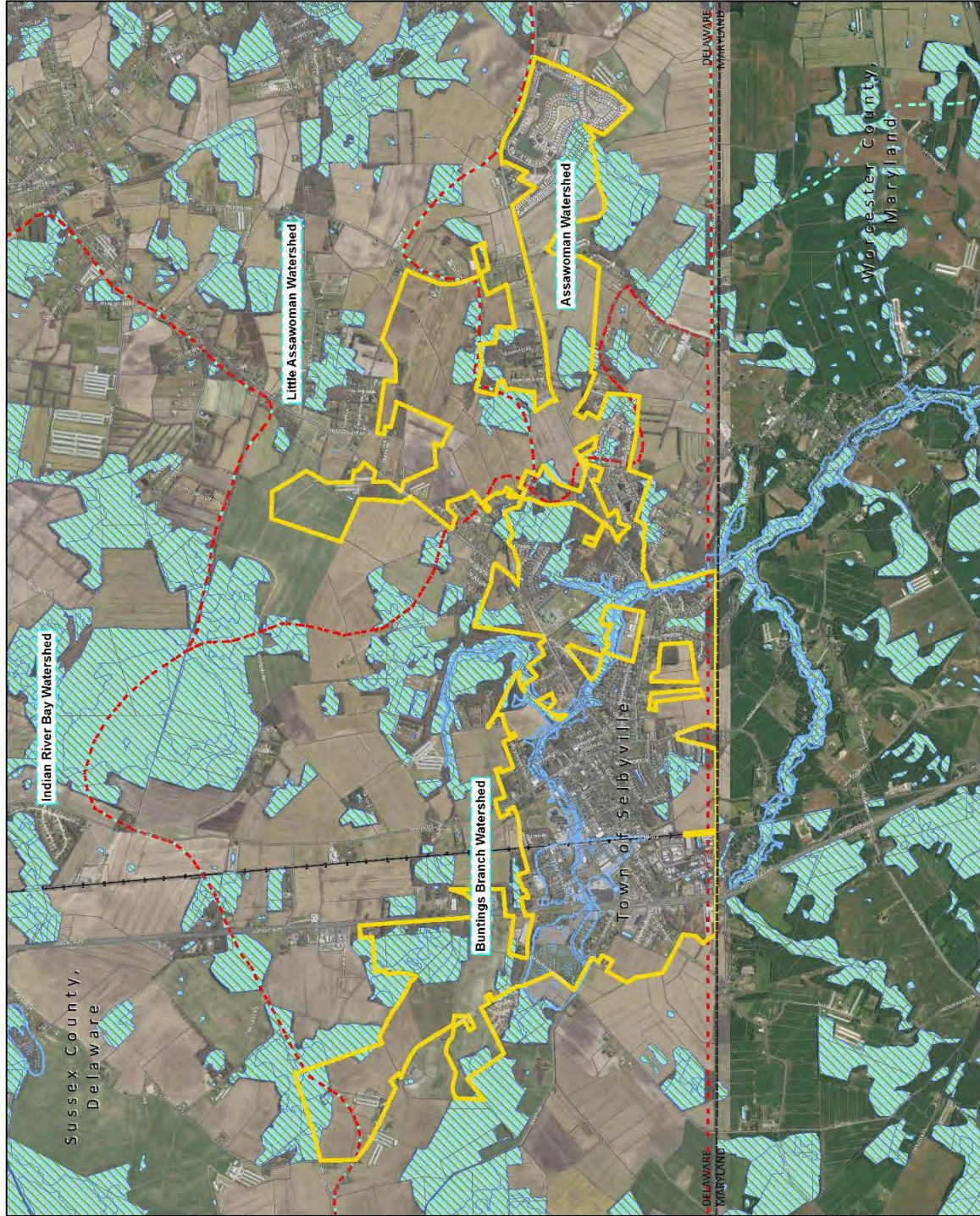
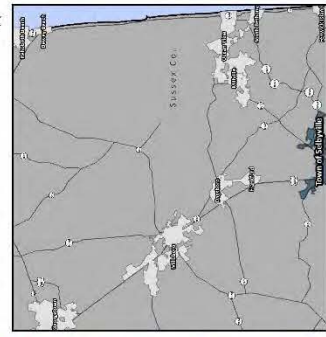
- Town of Selbyville
- Parcels
- Railroad
- Watersheds
- Floodplain
- Wetlands
- Water Bodies

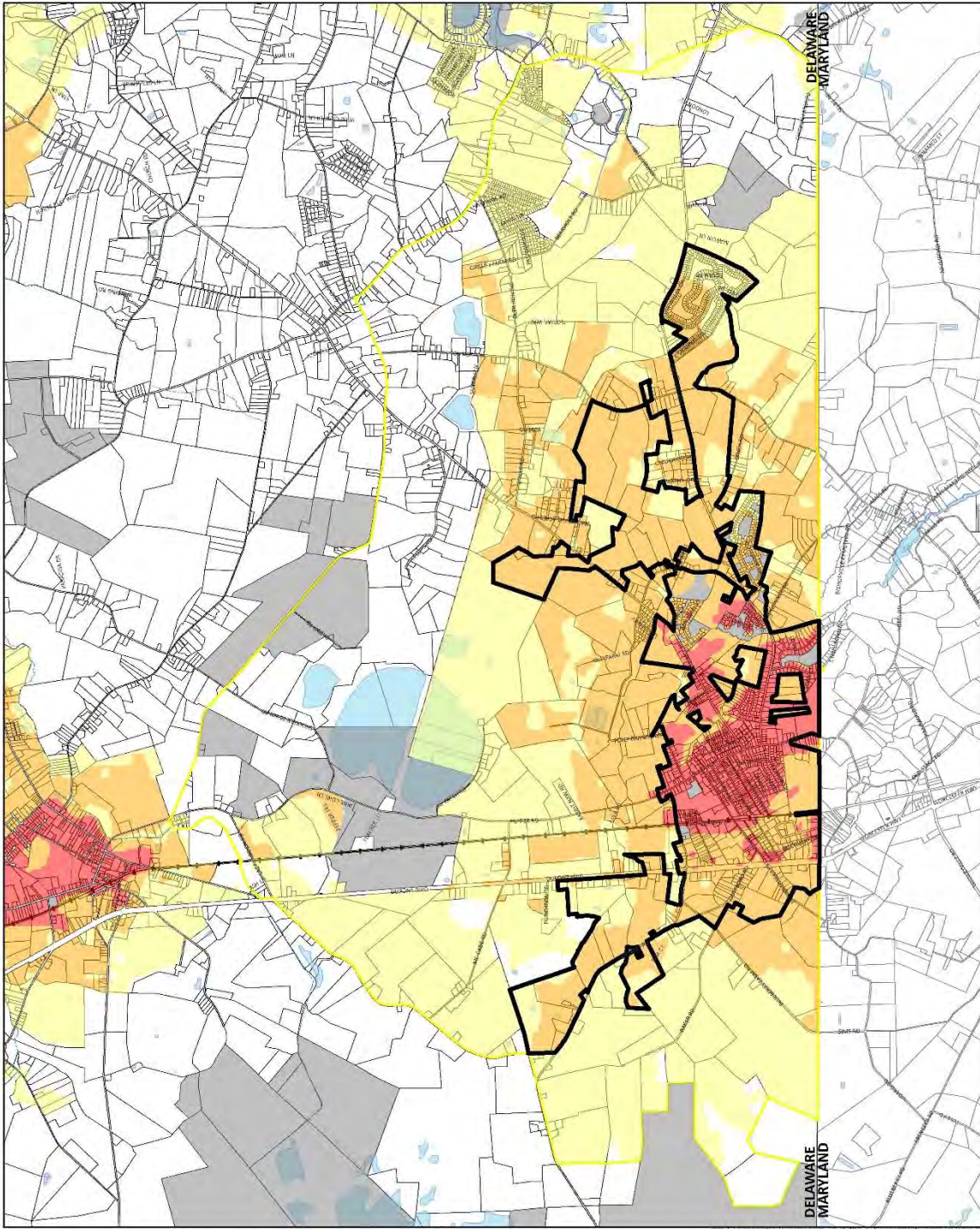
Map Revisions

2/20/2018 Original
11/26/2019 Town Updates
12/1/2019 Updated

Data Sources

Municipal Boundary: ODE/FireMap 17/2014
Parcels: Sussex County (12/2017)
Parcels: Worcester County/MDP 2008
Watersheds: USGS/FishMap 7/2012
Floodplains: FEMA Map Service Center (Sussex Co - 2015)
Floodplains: FEMA Map Service Center (Worcester Co - 2017)
Street Names/Coordinates: Sussex County (12/2017)
Water Bodies: USGS/FishMap 2014





Legend

- Town of Selbyville
- Parcels
- Water Bodies
- Railroad
- Intergovernmental Coordination Zone
- State Strategies 2015**
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

Map Revisions

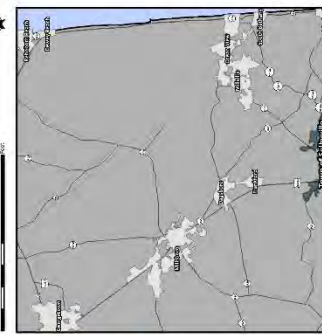
11/20/2019 Created
11/20/2019 Town Update
12/17/2019 Updated

Data Sources

Municipal Boundary: OPC/FinalMap 17 (2018)
Parcels: Sussex County (12/2017)
Water Bodies: USGS (2016)
State Strategies: FinalMap (2015)
Intergovernmental Coordination Zone: Town (2007)
Railroad: DE Transit Corp/FinalMap 2 (2016)
Water Bodies: USGS/FinalMap (2014)

Notes

This map is provided by KCI solely for design and reference purposes. It is not intended to be used for any other purpose. KCI does not assume any liability for the use of this map. KCI will not be held responsible for any use of this map for purposes other than those for which it was intended.





Legend

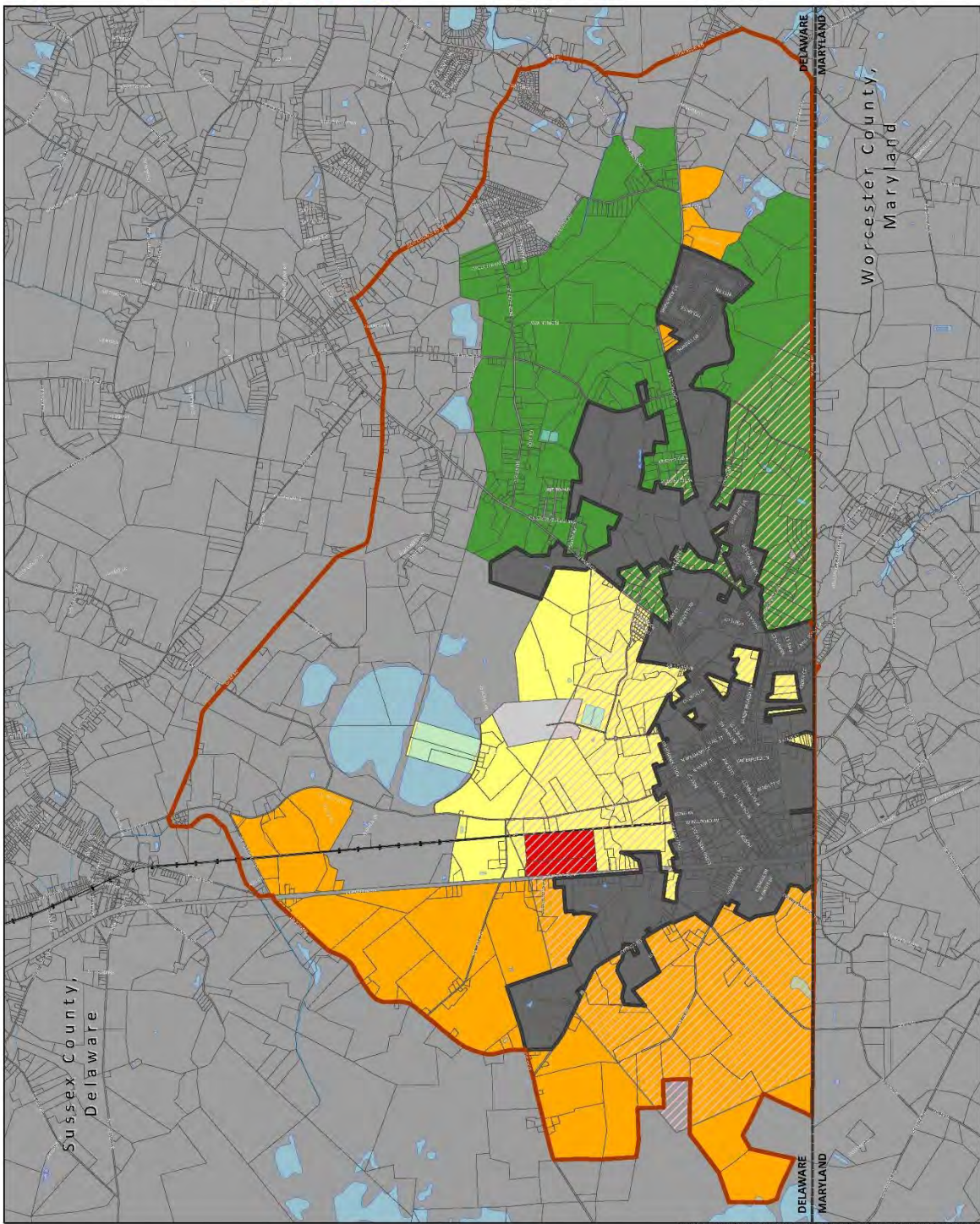
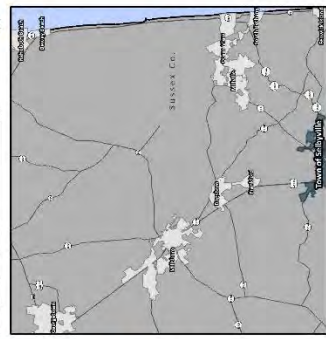
- Town of Selbyville
- Parcels
- Water Bodies
- Railroad
- Intergovernmental Coordination Zone
- Secondary Developing Areas
- Future Land Use**
- Commercial
- Mixed Residential/Agriculture
- Mixed Residential/Commercial
- Residential
- Utility Expansion

Map Revisions

2/20/2018 Original
12/17/2018 Updates
12/17/2018 Updated

Data Sources

Municipal Boundary: GIS/FieldMap 7/2018
Parcels: Sussex County 12/2017
Future Land Use: Worchester County/Water 2016
FLU for Annexation Areas: Town 2007
Secondary Developing Areas: Town 2007
Street Names/Centerlines: Sussex County 2007
Water Bodies: 1955/FieldMap 2016



Legend

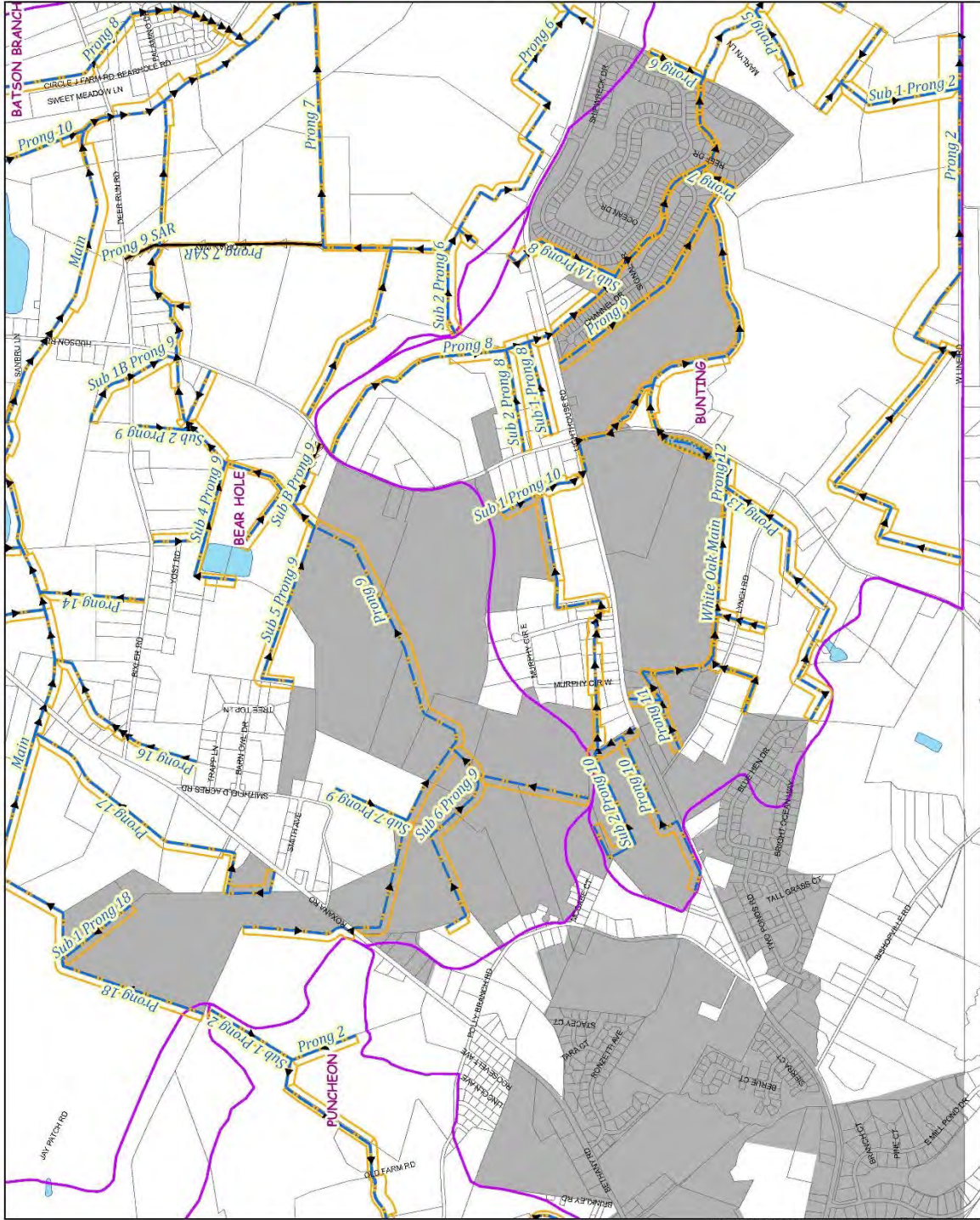
- Town Boundary
- Parcels
- Railroad
- Water Bodies
- Tax Ditch Channel
- Pond Feature
- Special Access ROW
- Extent of Right-of-Way
- Approx. Watershed Boundary

Map Revisions

2020/05/05 New
2020/05/05 Updates
2020/05/05 Updated

Data Sources

Municipal Boundary: OSC/PostMap (7/2018)
Parcels: Essex County (12/2017)
Pond: USGS (2016)
Railroad: US Transit (2016)
Street: USGS (2016)
Tax Ditches: DNREC, Division of Watershed Stewardship (2017)



Legend

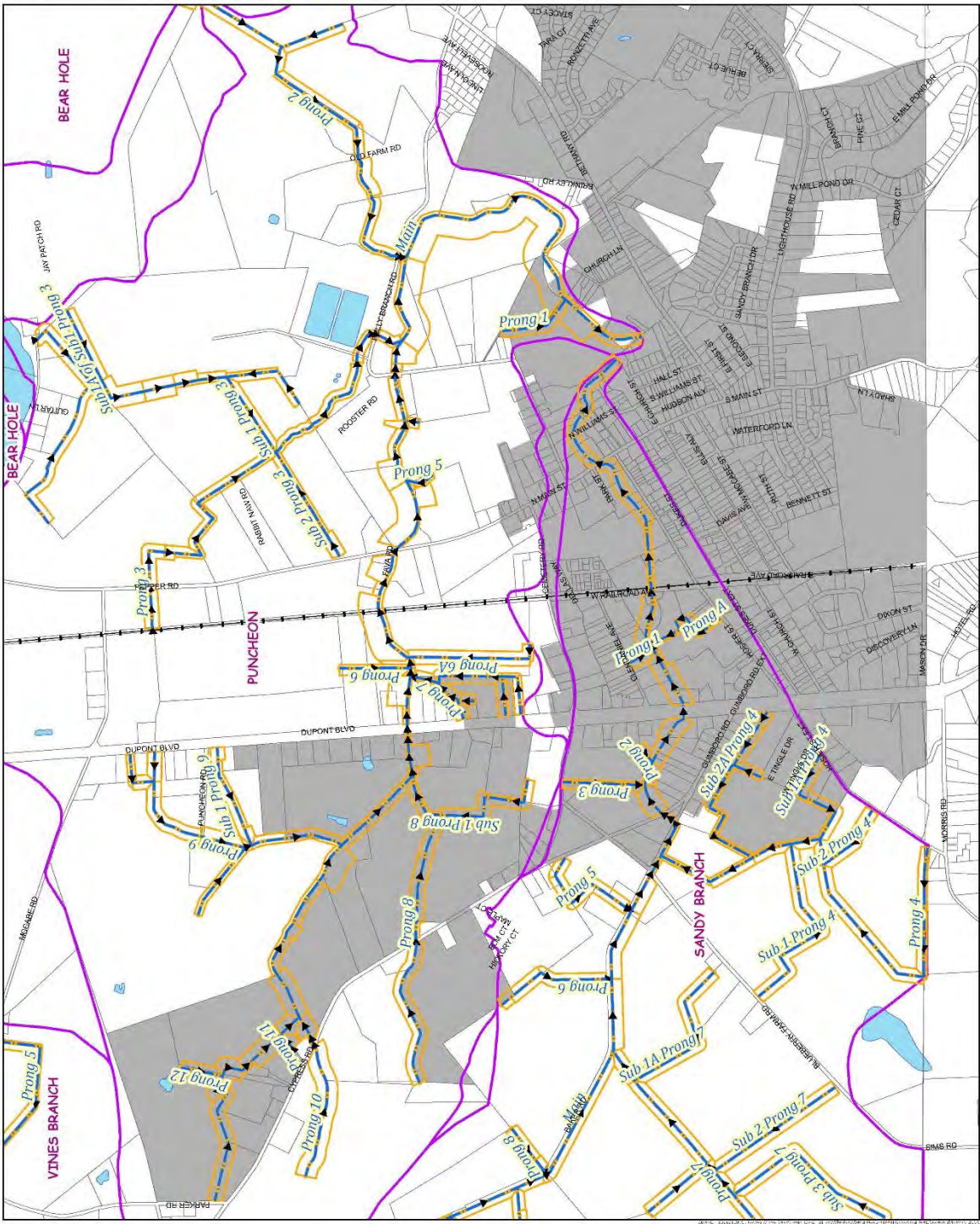
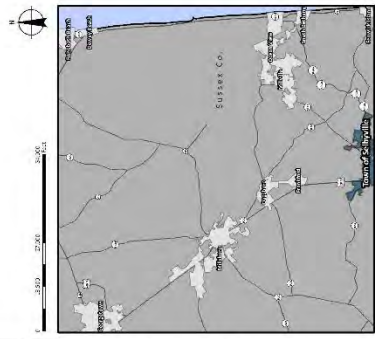
- Town Boundary
- Parcels
- Railroad
- Water Bodies
- Tax Ditch Channel
- Pond Feature
- Special Access ROW
- Extent of Right-of-Way
- Approx. Watershed Boundary

Map Revisions

2/20/2012 Original
12/17/2018 Updates
12/17/2018 Updates

Data Sources

Municipal Boundary: OHFC Problem (7/20/2018)
Parcels: Sussex County (12/2017)
Parcels: Worcester County (12/2017)
Parcels: Worcester County (12/2017)
Street Names/Coordinates: Sussex County (12/2017)
Water Bodies: USGS Hydrology (2015)
Tax Ditches: OHFC, Division of Watershed Management (Print Map 2017)



Legend

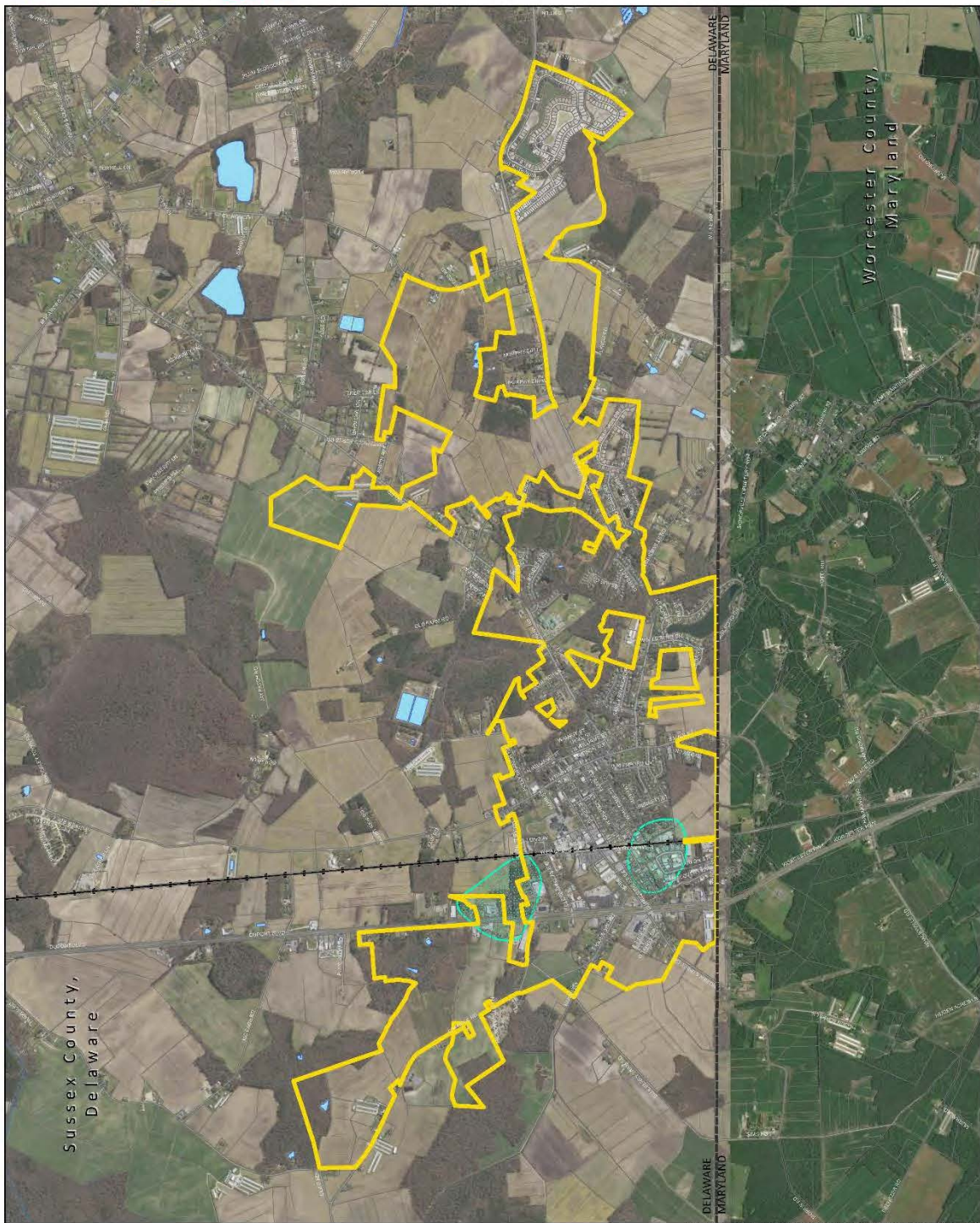
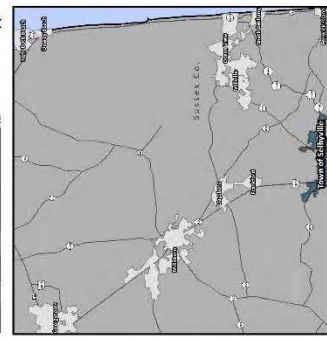
- Town of Selbyville
- Parcels
- Railroad
- Wellhead Protection Areas
- Excellent Recharge Areas
- Water Bodies

Map Revisions

2/20/2018 Original
12/17/2018 Updates
12/17/2018 Updated

Data Sources

Municipal Boundary: OGC/TracMap (7/2016)
Parcels: Sussex County (12/2017)
Wellhead Protection Areas: DNREC/TracMap (2017)
Excellent Recharge Areas: DNREC/TracMap (2017)
Water Bodies: USGS/TracMap (2014)



This page left black intentionally for printing purposes

PRESERVE AND PROTECT THE HISTORY OF THE TOWN

